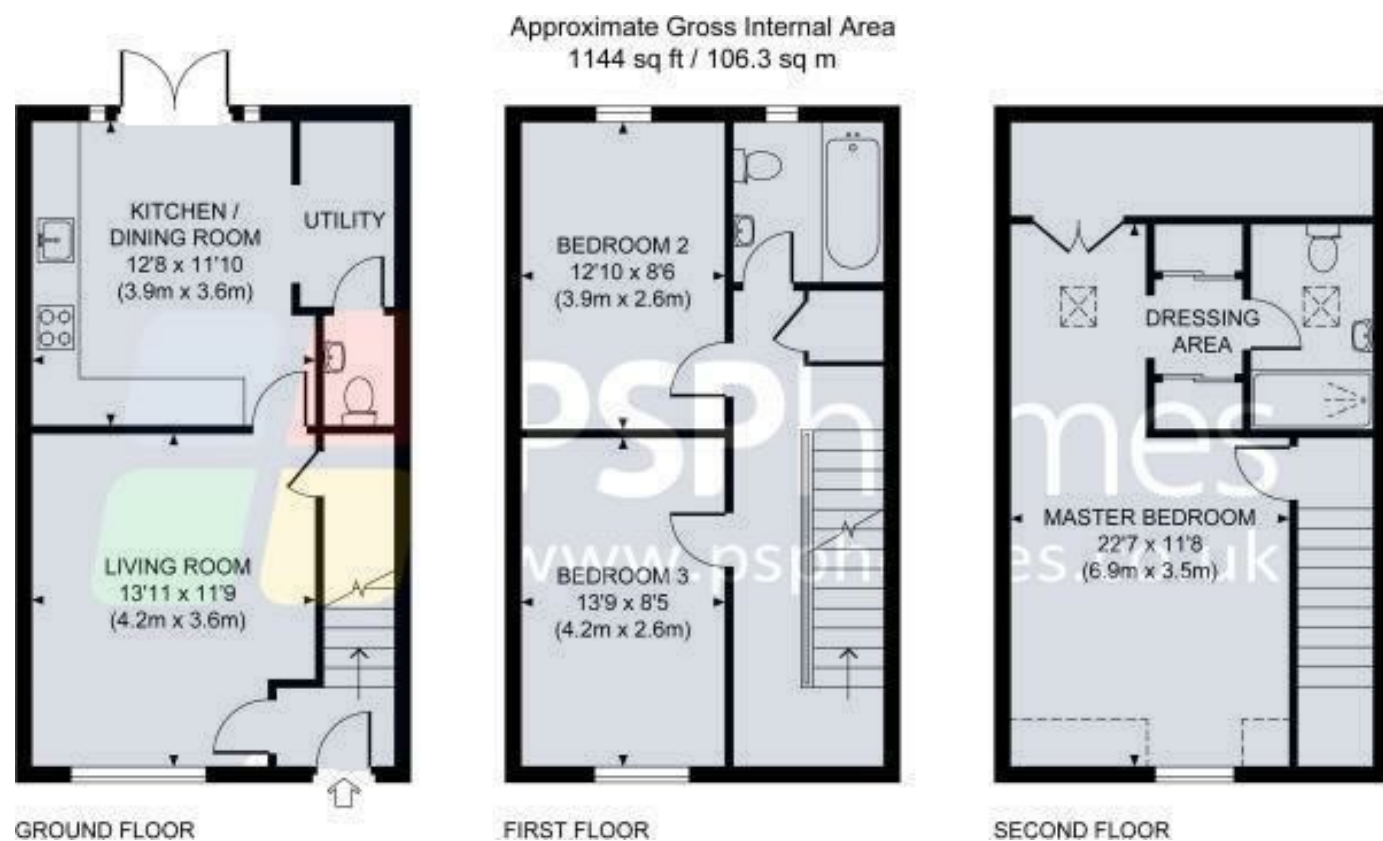


37 Larkspur Drive, Burgess Hill, West Sussex, RH15 0UL

Price £395,000 Freehold

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What we like....

- * Modern home in a convenient and peaceful position.
- * Walk of mainline station, Manor Field Primary School, local shops and open countryside.
- * Wow-factor master bedroom on top floor with dressing room & en-suite.
- * Kitchen/diner with doors onto the garden - great for inside outside living.

The House...

This modern family town house forms part of the popular ‘Ote Park’ development and offers plenty of kerb-appeal with ‘New England’ style clad elevations. The home was built in 2012 and enjoys peaceful, tucked away position This beautifully presented three-bedroom home spans over three floors, offering an impressive 1,217 sq ft of living space. The low-maintenance rear garden is perfect for relaxing or entertaining, while the allocated parking for two vehicles. Situated in the highly sought-after Ote Park development, you’ll enjoy the perfect balance of peaceful living and easy access to amenities. Just a short walk from Wivelsfield mainline train station.

Ground Floor

Access via entrance hall with stairs leading to the first floor. A door opens into a generous living room that overlooks the front of the property, featuring a handy walk-in storage cupboard – perfect for keeping things neatly tucked away. The kitchen/diner enjoys a favoured spot at the rear, with ‘French’ doors opening on to the garden – great for inside-outside living during the summer months. The kitchen itself is stylish, with cream gloss units under a contrasting worktop. There is a range of integrated appliances including fridge/freezer, oven, hob and dishwasher. There is a useful separate utility area that leads to the cloakroom.

First and Second floor

The first floor landing is bright and spacious, featuring a front-facing window and a practical storage cupboard. This level offers two generously sized double bedrooms, each with built-in wardrobes providing ample storage space. A bathroom with bath, wc, wash basin and vanity unit. Stairs lead to the second floor, where you’ll find the impressive master bedroom suite at 23ft max. The suite includes a large dressing room, completed with fitted wardrobes, offering an abundance of storage as well as storage space to the eaves. The room is flooded with natural light, creating a serene and welcoming atmosphere. The contemporary en-suite shower room provides a stylish and contemporary space to unwind after a long day. Additionally, the property benefits

The house also offers a high degree of energy efficiency (EPC: 81 - B, potential 90 - A), with thermostatic gas fired central heating, double glazing and plenty of insulation.

Outside

To the rear, the garden enjoys artificial lawn meaning maintenance is kept to a minimum. The paved terrace is a lovely spot for a barbecue. There is a timber shed for all the garden ‘odds & sods’ and handy gated rear access. To the front are two allocated parking spaces.



Location, Location, Location....

Larkspur Drive lies off Manor Road in the north eastern part of Burgess Hill and forms part of the Ote Hall Park development. built by Bloor Homes in 2012. The specific position of the house is delightful, tucked away from any passing traffic. Generally speaking, the location is also incredibly convenient for commuters, with Wivelsfield mainline station, which is a 7 minute walk and provides regular services to London Bridge/Victoria, Gatwick Airport and Brighton.

'Worlds End' provides an array of shops including convenience store, chip shop, barbers, hairdressers, newsagents and dog groomers and children from this area usually attend nearby Manor Field Primary School and Little Explorers Nursery. For more extensive shopping Burgess Hill offers a choice of three supermarkets in the form of Waitrose, Tesco and Lidl. Janes Lane Recreation Ground is also nearby with football pitches and a playpark.

For a dose of fresh air, you have beautiful open countryside within easy reach. On a Sunday you can stroll out to Ote Hall Farm off Janes Lane where you can grab a breakfast bap and a fresh coffee from the brilliant 'Bangs Brunch' van!

By car, the A23(M) lies 4.5 miles west at Hickstead and provides swift links to the M23/M25 motorway network.

The Finer Details...

Tenure: Freehold
Title Number: WSX357640
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Ultrafast (up to 1000mbps download)

