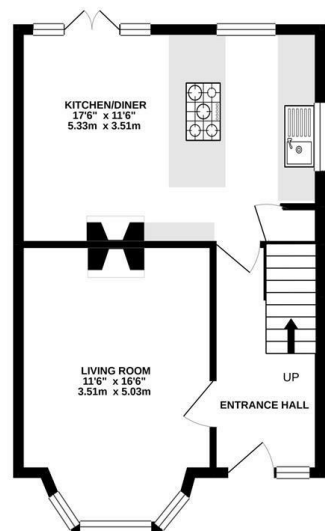
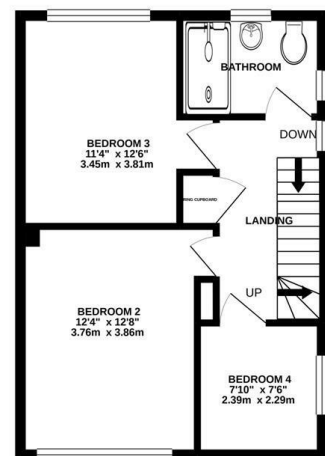


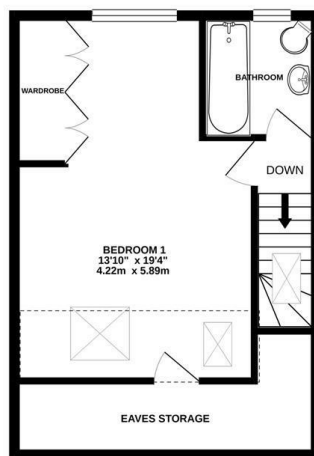
GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

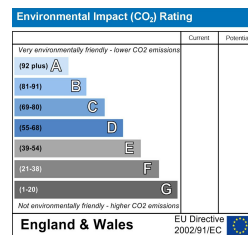
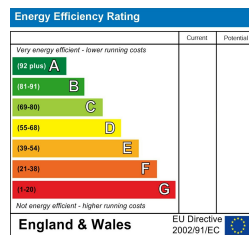


2ND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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78 Noel Rise, Burgess Hill, West Sussex, RH15 8BT

Price £440,000 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

www.psphomes.co.uk



78 Noel Rise, Burgess Hill, West Sussex, RH15 8BT

A very well presented four bedroom semi detached house extended into the roof space to provide a fine family home. The light generously proportioned accommodation is finished to a high specification throughout and on the ground floor this comprises, entrance hall, the bay fronted living room, and a refitted kitchen/dining room that opens onto the rear garden. The first floor offers three bedrooms and a stylish, refitted shower room whilst on the second floor are the main bedroom and modern bathroom both of which having stunning distant views. Outside is a well tended front garden, a shared driveway that leads to the garage and an attractive enclosed west facing rear garden. Further benefits include modern gas fired central heating and replacement double glazing.

Situated in Noel Rise this property is a five minute walk to Wivelsfield main line station and a fifteen minute walk to Burgess Hill's main line station. The town centre, with a Waitrose supermarket, and well regarded private and state schools are easily accessible. The Triangle Leisure Centre and the A23 link road are within striking distance. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

INTERNAL VIEWING IS HIGHLY RECOMMENDED, STRICTLY BY APPOINTMENT

Covered entrance porch leading to the double glazed front door with sidelights.

ENTRANCE HALL

Radiator. Staircase to the first floor. Understairs storage. Central heating thermostat.

LIVING ROOM 16'6 x 11'6

Double glazed window to the front. Feature brick fireplace. Exposed floorboards. Radiator.

KITCHEN/DINING ROOM 17'6 x 11'6

Fine refitted kitchen offering a comprehensive range of wall and floor units complemented with ample quartz worksurfaces and splashbacks. Inset sink unit. Space and services for appliances. Integrated dishwasher. Feature extractor fan. Dining area with space for a large table and chairs. Feature fireplace with fitted log burner. Double glazed patio doors opening onto the rear garden. Double glazed window overlooking the rear garden.

FIRST FLOOR

LANDING

Double glazed landing window. Built in airing cupboard. Staircase rising to the second floor.

BEDROOM TWO 12'8 x 11'4

Double glazed window to the front. Radiator.

BEDROOM THREE 12'6 x 11'4 max

Double glazed window to the rear with distant views. Radiator

BEDROOM FOUR 7'10 x 7'6

Double glazed window to the side. Radiator.



BATHROOM

Stylish refitted suite comprising walk in double shower, low level wc and wash hand basin. Fitted cupboards one housing the modern gas fired boiler. Tiled walls and floor. Heated towel rail. Two double glazed windows with opaque glass.

SECOND FLOOR

LANDING

With Velux window.

BEDROOM ONE 19'4 x 13'10

Double glazed window to the rear with stunning distant views. Velux windows to the front. Range of fitted wardrobes. Eaves storage. Radiator.

BATHROOM

Modern fitted suite comprising panel bath, low level wc and wash hand basin. Heated towel rail. Double glazed window with stunning distant views.

OUTSIDE

FRONT

Area of lawned garden with flower beds. Shared driveway leading to the timber garage.

REAR GARDEN

Attractive enclosed west facing rear garden with areas of lawn and sandstone patios relieved by well stocked beds and borders. Large garden shed. Gated access to the side and front. Door into the timber garage.

GARAGE

Timber garage with double doors to the front and door onto the rear garden.

COUNCIL TAX

Council Tax band 'D' - £1976.20 2021/22

