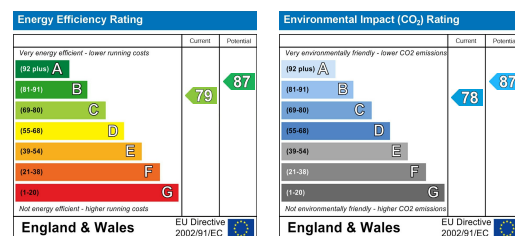


TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.

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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20 London Road, Burgess Hill, West Sussex, RH15 8QX

Offers In Excess Of £575,000 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.
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20 London Road, Burgess Hill, West Sussex, RH15 8QX

A four bedroom detached house built around 2013. This fine individual property stands in a slightly elevated position off the London Road and is considered to be finished to a very high specification. Benefits include a Paula Rosa fitted kitchen, contemporary sanitary ware, and oak flooring throughout the ground floor. The very well appointed accommodation comprises, entrance hall with cloakroom, separate reception rooms, kitchen/dining room with adjoining utility room, main bedroom with en-suite, three further double bedrooms and a family bathroom. To the rear of the property is an attractive, good size enclosed garden whilst to the front is a block paved driveway affording off road parking for three vehicles. Further attributes include uPVC double glazing, gas fired central heating, a security system and the balance of the NHBC.

This fine property is located in an elevated position within London Road on the northern outskirts of Burgess Hill and is conveniently located to take advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are easy to access. Both the towns main line stations are within close proximity whilst the town centre with its wide variety of amenities including a Waitrose Supermarket is 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

Leaded light front door

ENTRANCE HALL

Staircase rising to the first floor. Central heating thermostat. Understairs storage cupboard. Oak flooring.

CLOAKROOM

Suite comprising, low level wc and wash hand basin. Extractor fan. Heated towel rail. Oak flooring.

SITTING ROOM 14'6 x 9'3

Bay window to the front. Oak flooring.

LIVING ROOM 20' x 11'5

Dual aspect room with French doors onto the rear garden. Two radiators. Oak flooring.

KITCHEN/DINING ROOM 16'8 x 13'2

Kitchen fitted with a wide range of contemporary wall and floor units complemented with ample granite style worksurfaces and splashbacks. Fitted double oven, hob and cooker hood. Integrated fridge, freezer and dishwasher. One and a half bowl sink unit. French doors onto the rear garden. Space for dining table and chairs. Radiator. Oak flooring throughout.

UTILITY ROOM 8'7 x 7'1

Range of matching units with granite style worksurfaces and splashbacks. Space and services for appliances. Inset sink unit. Radiator. Oak flooring. Window to the front. Door onto the side.

FIRST FLOOR

LANDING

Window to the front. Hatch to the roof space. Built in airing cupboard.



MAIN BEDROOM 14'1 x 12'10

Window overlooking the rear. Radiator.

EN-SUITE

Suite comprising enclosed double shower, low level wc and wash hand basin. Tiled floor. Heated towel rail. Window with opaque glass.

BEDROOM TWO 13'6 x 8'9

Window to the front. Radiator.

BEDROOM THREE 12'10 x 10'3

Window to the rear. Comprehensive range of fitted wardrobes with sliding mirror doors. Radiator.

BEDROOM FOUR 11'4 x 9'3

Window to the front. Radiator.

FAMILY BATHROOM

Suite comprising panelled bath, separate enclosed double shower, low level wc and wash hand basin. Tiled floor. Heated towel rail. Window with opaque glass.

OUTSIDE

FRONT

Block paved driveway affording off road parking for three vehicles. Gated access to the side.

REAR GARDEN

Attractive, good size rear garden with areas of lawn and paved patio complemented with raised beds and borders. Timber workshop and playhouse. Pathway to one side with gated access to the front.

COUNCIL TAX

Council tax band 'F' £2854.52 2021/2

