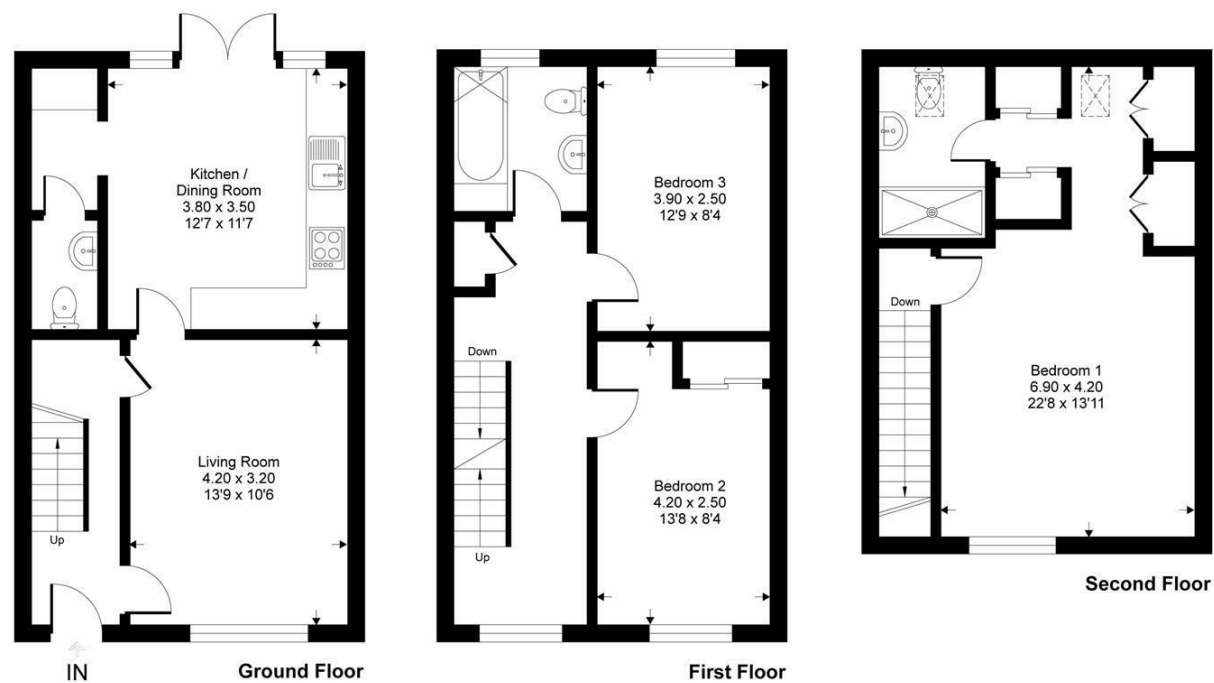
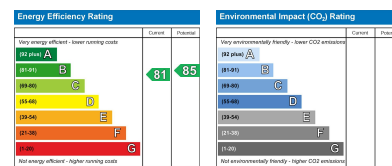


**Larkspur Drive, RH15**  
Approximate Gross Internal Area = 114 sq m / 1227 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. PSP Homes



**4 Larkspur Drive, Burgess Hill, RH15 0UL**

**Guide Price £450,000 Freehold**

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VIEWING BY APPOINTMENT WITH PSP HOMES  
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4 Larkspur Drive, Burgess Hill, RH15 0UL

- \* Spacious three bedroom home measuring approx. 1,217 sq ft
- \* Allocated parking & garage
- \* Low maintenance garden
- \* Downstairs cloakroom, family bathroom & ensuite shower room
- \* EPC B
- \* Short walk of Wivelsfield mainline train station

The House

This beautifully presented three-bedroom home spans over three floors, offering an impressive 1,217 sq ft of living space. Built in 2012 by developers Bloor Homes, the property has been thoughtfully modernised by the current owner to provide a stylish, turn-key living experience. The low-maintenance rear garden is perfect for relaxing or entertaining, while the allocated parking for two vehicles, plus a garage, ensures convenience and ample storage. 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.

At the rear of the home, the kitchen/dining room offers a bright and airy space for both cooking and entertaining. Bi-folding doors from the kitchen/dining area open up to the garden, ideal for those summer evenings or al fresco dining. The modern kitchen is fitted with sleek high-gloss cream cabinetry, complemented by integrated appliances, including an oven, hob, dishwasher, and fridge/freezer. From the kitchen, you'll find access to a practical utility room with plumbing for a washing machine, along with a convenient cloakroom/WC.

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 modern family bathroom, recently updated to a high standard, completes the floor.

Stairs lead to the second floor, where you'll find the impressive master bedroom suite. The suite includes a large dressing room, complete with a range of bespoke Sharps wardrobes, offering an abundance of storage. There's also space for a desk, creating the perfect setup for a dedicated home office. The room is flooded with natural light, creating a serene and welcoming atmosphere.

The ensuite shower room, also recently refitted to a high specification, provides a stylish and contemporary space to unwind after a long day. Additionally, the property benefits from a boarded loft space with a ladder, offering excellent storage options.

Further Attributes

Benefits include gas fired central heating (with combi boiler) and uPVC framed double glazed windows



Outside

To the front is a low maintenance garden with storm porch leading to the front door. To the right there is a covered access to the right of the house to a private parking space marked 'J' and a allocated space in front of garage. The garage provides ample storage with access via up and over door.

To the rear is low maintenance garden with artificial lawn, east aspect measuring approx 35", block paved patio pathway to a second terrace area. side gated access, light, tap and outside power sockets.

Location

Larkspur Drive lies in the north eastern part of Burgess Hill and forms part of the Ote Hall Park development, built by Bloor Homes in 2012 which provides a picturesque square and a well maintained childrens playpark.

Wivelsfield main line station is around a ten minute walk and the 'Worlds End' area provides an array of shops including convenience store, fish and chip shop, barbers, hairdressers, newsagents and dog groomers. 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. By car, the A23(M) lies 4.5 miles west at Hickstead and provides swift links to the M23/M25 motorway network.

Burgess Hill is ideally positioned for those who enjoy the outdoors, being surrounded by beautiful countryside and picturesque Sussex villages such as Ditchling and Hurstpierpoint. The town is also exceptionally well-served by road and rail, with direct connections to London, Brighton, Gatwick Airport, Lewes, and Haywards Heath, making Larkspur Drive an ideal location for both town and country living.

The Finer Details

Tenure: Freehold

Title Number: WSX352952

Local Authority: West Sussex

Council Tax Band: D

Available Broadband Speed: Ultrafast up to 1800

Management Service Charge: Approximately £250 per annum

