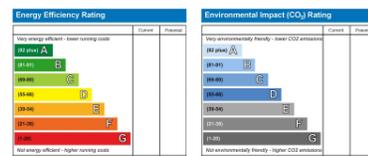


**Bulbeck Close, RH15**

Approximate Gross Internal Area = 145.6 sq m / 1568 sq ft  
 Approximate Outbuilding Internal Area = 7.8 sq m / 85 sq ft  
 Approximate Total Internal Area = 153.4 sq m / 1653 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 Bulbeck Close, Burgess Hill, West Sussex, RH15 9RG**

**Price £660,000 Freehold**

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VIEWING BY APPOINTMENT WITH PSP HOMES  
 54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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.

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## 4 Bulbeck Close, Burgess Hill, West Sussex, RH15 9RG

### What We Like.

- \* Spacious and beautifully presented family home.
- \* Attractive south east facing rear garden backing onto woodland.
- \* Stunning I-shaped kitchen/dining room.
- \* Modern family bathroom, Two en-suites and ground floor cloakroom.
- \* Highly regarded Priory Village location.
- \* Conveniently located to all Burgess Hill's comprehensive facilities

### The Property.

An attractive five-bedroom detached home tucked away in a quiet close, enjoying a beautifully secluded rear garden that backs onto woodland. The accommodation is presented in excellent decorative order, with standout features including a superb L-shaped kitchen/dining room, a separate sitting room, and four generous double bedrooms, two with en-suite facilities. The landscaped south east facing rear garden provides a wonderful sense of privacy, while the private driveway offers ample off-road parking. Bulbeck Close is ideally situated for Burgess Hill's wide range of amenities and lies just a short walk from a Tesco Superstore.

### Accommodation.

The light and spacious accommodation is presented in very good order throughout. On the ground floor, the entrance hall includes a modern cloakroom. The delightful living room features a contemporary part slatted wall, wood flooring, and a pleasant outlook to the front. A standout feature is the impressive L-shaped kitchen/dining room, fitted with a comprehensive range of wall and floor units, generous worksurfaces, a range cooker, and Zanussi appliances. The dining area includes a panelled feature wall and a door to the utility room, which houses the gas boiler, washing machine, and provides access to the garden. Glazed double doors from the kitchen open directly onto the glorious south-east facing garden. The kitchen, dining room and utility is tiled throughout, with underfloor heating in the kitchen.

On the first floor, the main bedroom benefits from a modern en-suite shower room. Three further bedrooms are served by a stylish family bathroom. The second floor offers a particularly large double bedroom with its own en-suite and extensive built-in storage.



### Gardens and Parking.

The south east rear garden is a particular feature of the property, backing directly onto attractive woodland for a wonderfully private outlook. A sandstone patio spans the rear of the house, leading onto a wide expanse of formal lawn framed by shaped beds and well-stocked borders. At the far end, a beautifully landscaped area includes a porcelain-tiled terrace with raised borders, a contemporary pergola with outdoor power, and a fully serviced garden room with adjoining storage. Gated access is provided to one side, with an additional storage area to the other.

### Location.

Bulbeck Close forms part of the sought-after Priory Village area, a location known for its convenience and pleasant residential setting. It is only a short walk from a Tesco Superstore and within easy reach of Burgess Hill town centre, which offers a wide range of shops, cafés, leisure facilities and a Waitrose supermarket. The area is well served by highly regarded primary and secondary schools, making it an appealing choice for families. Surrounding countryside and nearby villages provide attractive walking and cycling routes, while excellent road and rail connections offer straightforward access to London, Brighton, Gatwick Airport, Lewes and Haywards Heath.

### Further Attributes.

Further attributes include gas central heating, some underfloor heating and double glazing.

### Finer Details.

Tenure: Freehold

Title Number: WSX201400

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast (up to 1000 mbps)

