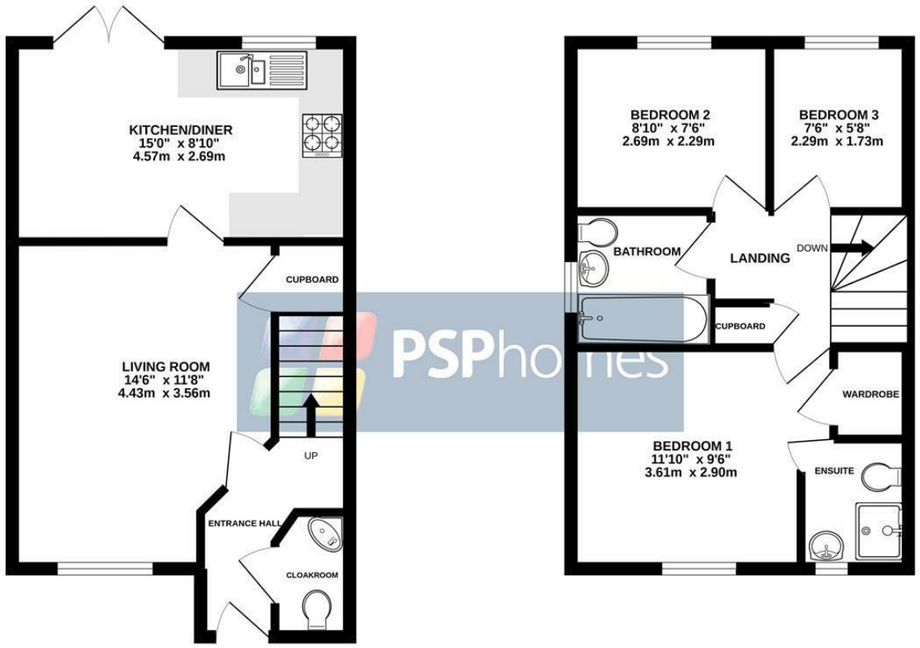
GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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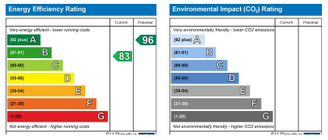

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers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

8 Atlas Crescent, Burgess Hill, West Sussex, RH15 0XS

Price £399,000 Freehold

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What We Like.

* Stylish, well presented semi detached house.

* Very pleasant location within the highly regarded Croft development.

* Feature kitchen/dining room with patio doors onto the rear garden.

* Main bedroom with en-suite shower room.

* Double width driveway immediately to the front of the property.

* Landscaped rear garden with two terraced patio areas.

* Fibre broadband available

The Property.
A spacious and beautifully presented three-bedroom home, built in 2018 by Charles Church Homes. The property is in excellent condition throughout and offers well-proportioned accommodation. The ground floor includes an entrance hall with cloakroom, a bright living room, and a well-equipped kitchen/dining room. Upstairs, the main bedroom benefits from an en-suite shower room, accompanied by two further bedrooms and a modern family bathroom.
Outside, the front of the property features a double-width driveway providing parking for two cars. To the rear is a generous, enclosed east-facing garden. Additional features include gas central heating and double glazing.

Accommodation.
The entrance hall includes a radiator and a staircase rising to the first floor. There is a cloakroom fitted with a contemporary suite. Whilst the living room features a double-glazed window to the front, an understairs storage cupboard and a radiator.
A particular highlight of the ground floor is the kitchen/dining room, fitted with a comprehensive range of wall and base units, ample work surfaces and Integrated appliances to include an oven, hob, cooker hood, fridge, freezer, dishwasher and washing machine along with a stainless-steel sink unit and a concealed gas-fired boiler. There is space for a family dining table and chairs. Additional features include a double-glazed window overlooking the rear garden and double-glazed French doors opening directly onto the patio and garden. New wood flooring was fitted throughout the ground floor in 2023.

On the first floor, the landing includes a hatch to the boarded loft with ample storage space and a built-in storage cupboard. The main bedroom has a double-glazed front window, radiator, built-in wardrobe, along with an en-suite comprising an enclosed shower, low-level WC, wash hand basin, radiator and double-glazed window. The second double bedroom and bedroom three both overlook the rear garden and are served by the family bathroom, fitted with a panelled bath with shower and screen, low-level WC, wash hand basin, part-tiled walls, radiator and an opaque double-glazed window.

Gardens and Parking.
To the front of the property, a double-width driveway provides off-road parking for two vehicles alongside an area of neatly kept garden. The rear of the house enjoys a generous, enclosed east-facing garden laid mainly to lawn, complemented by two paved patio areas ideal for alfresco dining during the warmer months. There is gated side access.

Location.
The Croft is a family friendly development with amenities including modern play areas sits on the eastern edge of Burgess Hill offering convenient access to the town centre and its wide range of amenities, including a Waitrose supermarket. The property is within walking distance of Birchwood Grove School and a modern Morrison Daily store, whilst Ditchling Common with its picturesque country walks is nearby. Both mainline railway stations are within easy reach, as are the Triangle Leisure Centre and the A23 link road.
Burgess Hill is surrounded by attractive countryside and charming villages, and benefits from excellent road and rail connections to London, Brighton, Gatwick Airport, and nearby towns such as Lewes and Haywards Heath.

Further Attributes.
Further attributes includes gas fired central heating and double glazing.

Finer Details.
Tenure: Freehold
Title Number: WSX405977
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Ultrafast (up to 1800 mbps)