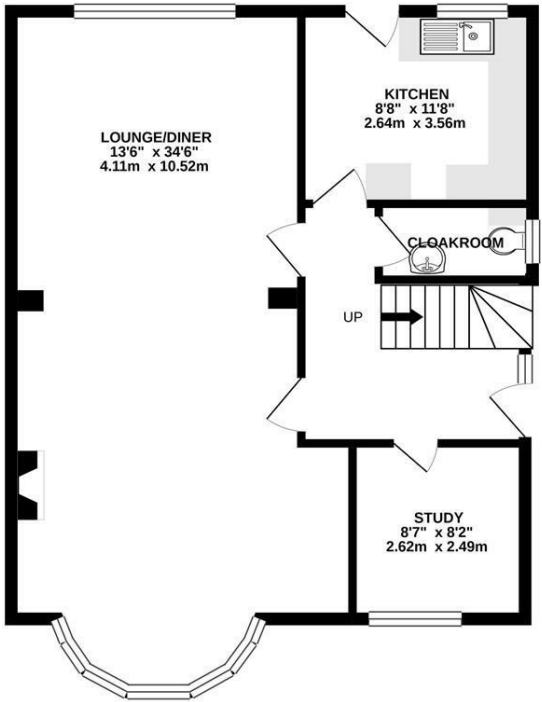
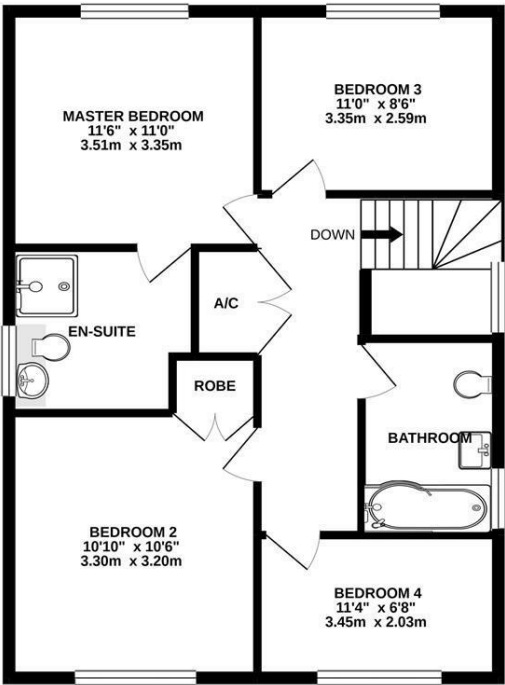


GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



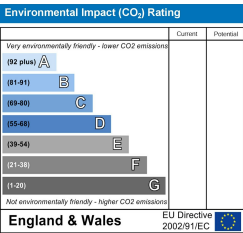
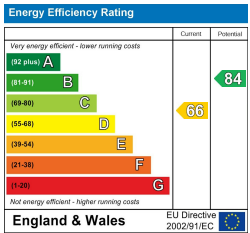
1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1402 sq.ft. (130.2 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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7 Coopers Close, Burgess Hill, West Sussex, RH15 8AN

Price £479,950 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.



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7 Coopers Close, Burgess Hill, West Sussex, RH15 8AN

A rarely available four bedroom detached house located in a highly desirable residential close backing directly onto Bedelands nature reserve. This fine home is considered to be in good decorative order throughout and provides light, spacious accommodation. On the ground floor this comprises, entrance hall with cloakroom, the dual aspect living room with bay window, study and modern fitted kitchen. On the first floor are the main bedroom with en-suite, three further bedrooms and the modern bathroom suite. Outside is an attractive rear garden with a delightful wooded aspect and a front garden with private driveway that leads to the garage. Further attributes include gas central heating and double glazing.

Coopers Close is a comfortable walk to Wivelsfield main line station, local shops, a school and backs directly onto Bedelands Nature Reserve. There is easy access to town centre with its wide variety of facilities including a Waitrose supermarket and Burgess Hill main line railway station whilst 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 **

Double glazed door to the side, opening into the entrance hall.

ENTRANCE HALL
Wood block flooring. Radiator. Understairs storage cupboard. Central heating thermostat. Staircase rising to the first floor.

CLOAKROOM
Modern suite comprising low level WC and wash hand basin. Electric heater. Tiled floor. Double glazed window with opaque glass.

LOUNGE/DINER 34'6 (Into bay) x 13'6 (max)
Dual aspect room with feature double glazed bay window to the front and double glazed windows overlooking the rear garden. Feature fire surround. Two radiators.

STUDY 8'7 x 8'2
Double glazed window to the front. Radiator.

KITCHEN 11'8 x 8'8
Modern refitted kitchen with a comprehensive range of wall and floor units, complemented with ample worksurface and splashbacks. Space and services for appliances. Stainless steel sink unit. Fitted cooker hood. Concealed gas fired boiler. Central heating timer. Double glazed window and door to the rear. Tiled floor.

FIRST FLOOR
LANDING
Hatch to the roof space. Double built in airing cupboard.

MASTER BEDROOM 11'6 x 11'
Double glazed window overlooking the rear garden. Radiator.



EN-SUITE
Modern suite comprising enclosed shower, low level WC and wash hand basin. Part tiled walls. Tiled floor. Heated towel rail. Double glazed window with opaque glass.

BEDROOM 2 10'10 x 10'6
Double glazed window to the front. Radiator. Built in double wardrobe.

BEDROOM 3 11' x 8'6
Double glazed window to the rear. Radiator.

BEDROOM 4 11'4 x 6'8
Double glazed window to the front. Radiator.

BATHROOM
Suite comprising panelled bath with fitted shower, low level WC and wash hand basin. Part tiled walls. Heated towel rail. Double glazed window with opaque glass.

OUTSIDE
FRONT
Area of lawn with beds and borders. Long private driveway affording off road parking for three vehicles and leading to the garage.

GARAGE
With up and over door. Door onto the rear garden. Power and light.

REAR GARDEN
A most attractive rear garden with wooded aspect beyond. Areas of lawn and paved patio relieved by beds and borders. Gated access to the side and front. Gated access to the rear.

COUNCIL TAX
Council tax band 'E' - £2,303.19 for 2020/21.

