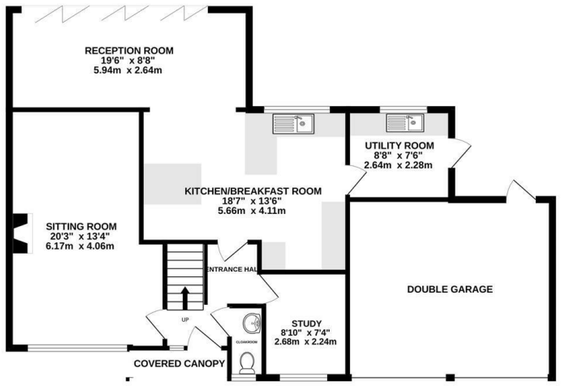
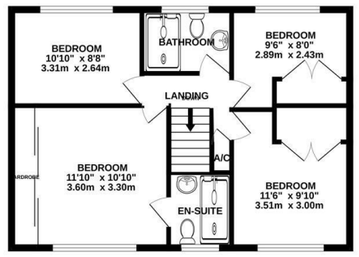
GROUND FLOOR
1081 sq.ft. (100.5 sq.m.) approx.

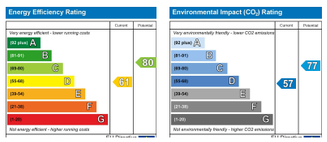


1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.3 sq.m.) approx.

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







8 Cox Grove, Burgess Hill, West Sussex, RH15 8TH

Price £750,000 Freehold

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8 Cox Grove, Burgess Hill, West Sussex, RH15 8TH

What we like.

* Stunning refurbished and extended accommodation.

* Attractive landscaped rear garden

* Large enclosed front of property with ample parking

* Stunning refitted kitchen.

* Modern, contemporary bathroom and en-suite.

* Enviable, quiet position in highly regarded close.

The Property.
A fine detached house that has been thoughtfully extended and beautifully improved by the present owners to create a truly stunning family home. Presented to an exceptional standard throughout, the accommodation offers a superb balance of stylish modern living and generous space.

Highlights include a showpiece kitchen/dining room, two further versatile reception rooms, and a luxurious master bedroom complete with fitted wardrobes and a refitted en-suite shower room.

Outside, the property enjoys a large enclosed shingle driveway to the front, providing excellent parking and leading to an attached double garage. The landscaped rear garden is particularly attractive, offering a private and well-designed outdoor space ideal for families and entertaining.

The house occupies a secluded corner position within Cox Grove, a small and select close conveniently placed for easy access to all of Burgess Hill's comprehensive facilities.

Accommodation
The ground floor accommodation is impressively spacious and thoughtfully designed. The entrance hall features a, contemporary cloakroom WC, with the staircase rising to the first floor. The sitting room offers a generous and comfortable living space centred around an attractive feature fireplace, while the study provides an ideal environment for home working.

At the heart of the home is the stunning kitchen/breakfast room, which flows seamlessly into the adjoining dining room and utility. This light-filled, open-plan space is fitted with an extensive range of modern units, ample worksurfaces, and high-quality integrated appliances. The utility room continues the contemporary theme with matching cabinetry, space and services for additional appliances, and direct access to the rear garden. The dining room easily accommodates a large table and chairs, and its bi-fold doors open onto the beautifully landscaped rear garden, creating a perfect setting for indoor–outdoor living.

Upstairs, the main bedroom benefits from full-width fitted wardrobes and a luxuriously refitted ensuite bathroom. Three further well-proportioned bedrooms are served by a stylish, refitted contemporary shower room.



Gardens and Parking
The property enjoys a peaceful corner position and is approached via double electric gates. A large, private front area—enclosed by close-boarded fencing—provides exceptional parking and leads directly to the attached double garage.

The beautifully landscaped rear garden is a standout feature, offering a combination of formal lawn and sandstone terraces framed by established beds and borders. Side gated access connects to the front, and there is also a personnel door into the attached double garage. Mature trees line the rear boundary, creating an attractive wooded backdrop and a strong sense of privacy.

Location
Cox Grove is a small, quiet close that lies off Wisden Avenue leading to Sussex Way with convenient access to town and to the A23. The location is popular amongst families and is within easy walk of the highly regarded St Pauls Catholic College (11-18 years). For every day essentials you have a Tesco Express Convenience Store and Day Lewis Pharmacy nearby at the top of Gatehouse Lane. For more extensive shopping, Burgess Hill offers a choice of three supermarkets in the form of Waitrose, Tesco and Lidl.

The 17th century Woolpack gastropub is a short walk and provides a lovely garden and a renowned Sunday Roast.

The Triangle Leisure Centre is under half a mile distance on foot and offers two swimming pools, gym and a range of classes. Pure Gym is a mile away on London Road.

The property is well positioned to access the A23(M) which lies just under three miles east. For rail connections, the town offers two mainline stations. Burgess Hill Station is 1.5 miles distant and provides regular services to London (Victoria/London Bridge in 50 mins), Gatwick Airport and Brighton.

Further Attributes.
The property has many fine features too numerous to mention however these include, refitted oak internal doors, modern gas fired central heating and double glazing throughout.

Finer Details
Tenure: Freehold
Title Number: WSX136982
Local Authority: Mid Sussex District Council
Council Tax Band: F
Available Broadband Speed: Ultrafast (up to 1800 mbps)





