



**22 Aphrodite Way, Burgess Hill, RH15 0XQ**  
**£445,000 Freehold**



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- Immaculately presented
  - Plantation blinds
  - En-suite shower room
    - Parking
  - Ground floor cloak room
- 3 Bedroom family home
- Family kitchen breakfast room
  - Large patio and garden
  - New to the market
  - No onward chain

An extremely well presented and cared for 3 bedroom family home located on the very popular Croft Development in Burgess Hill.

The Croft development is located just off Kings Way in Burgess Hill, West Sussex. It is a great area for families, as it has plenty of local amenities, such as a nearby Co-Operative shop, several schools (Birchwood Grove, Woodlands Meed, and Burgess Hill School for Girls), St George's Park nature reserve, and Ditchling Common nearby. The development is also home to a wildlife area which is perfect for weekend walks.

This well designed 3 bedroom semi-detached family home offers plenty of living space throughout and inside you'll find a spacious entrance hall with cloakroom and a comfortable living room to the front, the hub of the house is the spacious fitted kitchen/ breakfast room with patio doors leading to the patio and rear garden plus a separate utility room adjacent. On the first floor you will find a spacious landing leading to all the bedrooms with two double bedrooms, the master bedroom enjoying an en-suite shower room, and a third good-sized single bedroom and a matching separate white bathroom suite.

The property also benefits from a good-sized side drive with parking spaces and an enclosed patio garden at the rear that is mainly laid to lawn.

**\*\*Please note the garage at the side of the property belongs to another property and is not associated in any way with 22 Aphrodite Way\*\***

Maintenance charge £300.00 PA

Council tax Band: D £2135.14

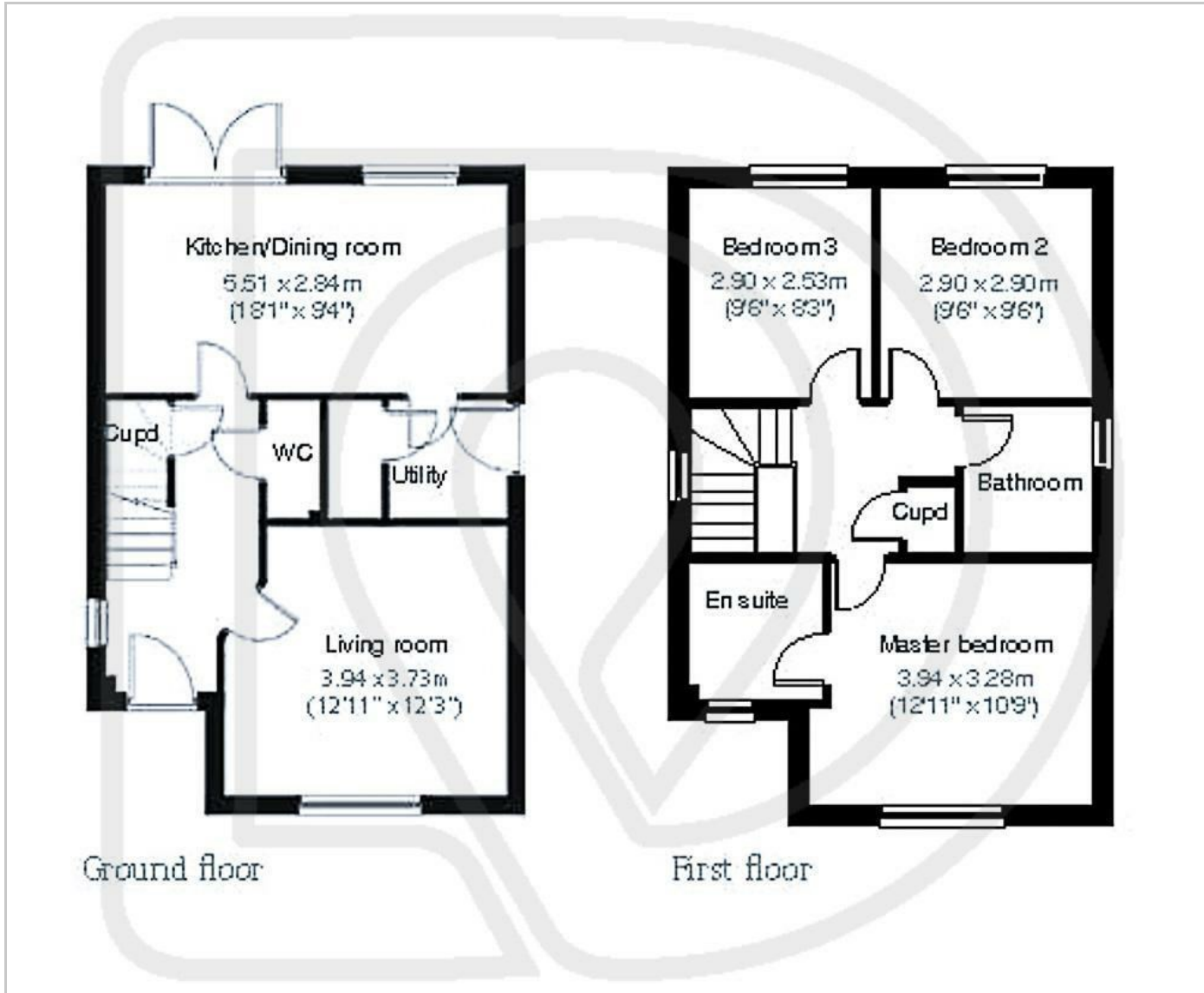
Heating: Gas

Windows: Double glazed

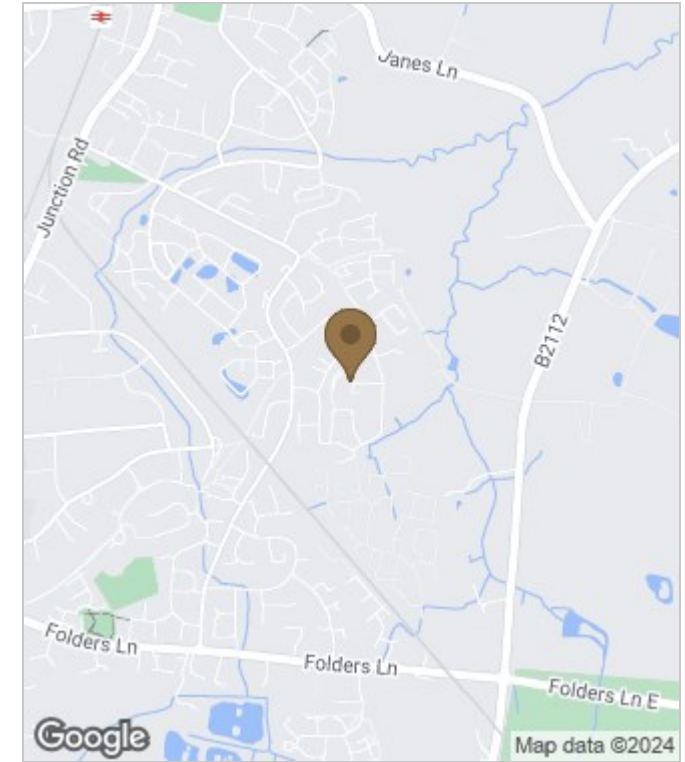
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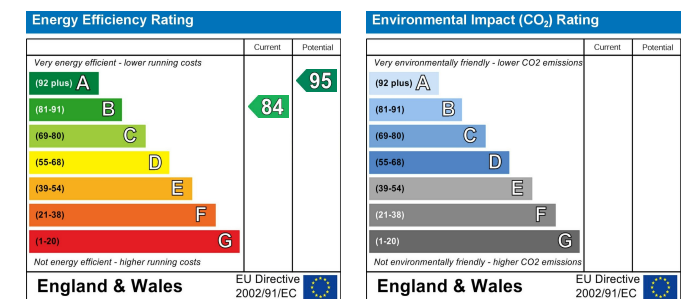
## Floor Plans



## Area Map



## Energy Performance Graph



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