



## Farthings, Keymer Road

Burgess Hill, West Sussex, RH15 0AN

**DUFFY  
&  
COMPANY**

**An attractive well presented family home originally believed to date back to the 1600's and having been considerably extended by the current owners to now offer deceptively spacious family accommodation retaining many period features.**

- Hall
- Study
- Cloakroom
- Sitting room
- Kitchen/breakfast room
- Family room
- Dining room
- Utility room
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Price: **£725,000** Freehold

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A delightful spacious family house with many period features including exposed timbers, wooden internal doors with thumb latch furniture and a handsome inglenook fireplace.

Farthings is ideally located for the town centre, mainline railway station and the Burgess Hill School for Girls.

Burgess Hill has a population of around 30,000 and benefits from a busy town centre and covered shopping precinct with indoor market. The town is ideally located for easy access to Brighton (10 miles) and London (40 miles). There is easy access to the A/M23 and Gatwick Airport approximately 16 miles away. There are two mainline stations Wivelsfield and Burgess Hill both with an excellent service to London (Victoria 55 mins) and Brighton (20 mins). There is a good selection of state schools and the very popular Burgess Hill School for Girls.

A solid wood front door to hall with stairs rising to the first floor, walk-in understairs storage cupboard. Re-fitted cloakroom with white low level w.c., and corner wash basin inset into vanity unit, ceramic tiled floor. There is a fantastic double aspect sitting room with beamed ceiling, inglenook fireplace with oak bressumer, inset lighting and fitted log burning stove, double doors leading to patio and garden. Off the hall there is also a study with fitted bookshelves. A large separate dining room overlooks the garden and opens into the hall. The kitchen/breakfast room has a range of floor and wall units, integrated refrigerator and dishwasher, ceramic hob and eye level electric double oven, pull out larder unit, ceramic tiled flooring and window overlooking the rear garden. Off the kitchen there is a family room and also the utility room with stainless steel double sink unit, space for tall fridge/freezer, space and plumbing for washing machine. 'Worcester' wall mounted gas boiler for central heating and hot water, door to outside.

On the first floor landing there is a shelved airing cupboard and a shelved linen cupboard. Bedroom one has built in wardrobes, access to eaves storage and a door leading to the re-fitted en suite bathroom with panelled bath with shower over, pedestal wash basin and low level w.c., There are four further bedrooms, two with access to eaves storage and one with hatch to to roof space. . There is a family bathroom and shower with white panelled bath, pedestal wash basin, low level w.c., and glazed shower cubicle, stainless steel towel rail/radiator.

## **OUTSIDE**

A gravelled driveway leads to the DOUBLE GARAGE with light and power, there is ample parking and a front garden laid to lawn with mature hedging to the front. A side access leads to a good size rear garden (approximately 75' wide x 75' deep) laid mainly to lawn with a brick paved patio area and a gravel patio area. Brick built log store and a side gate.

**COUNCIL TAX: Band G - £2,726.94p (2017-18)**

**Ref: 5063**

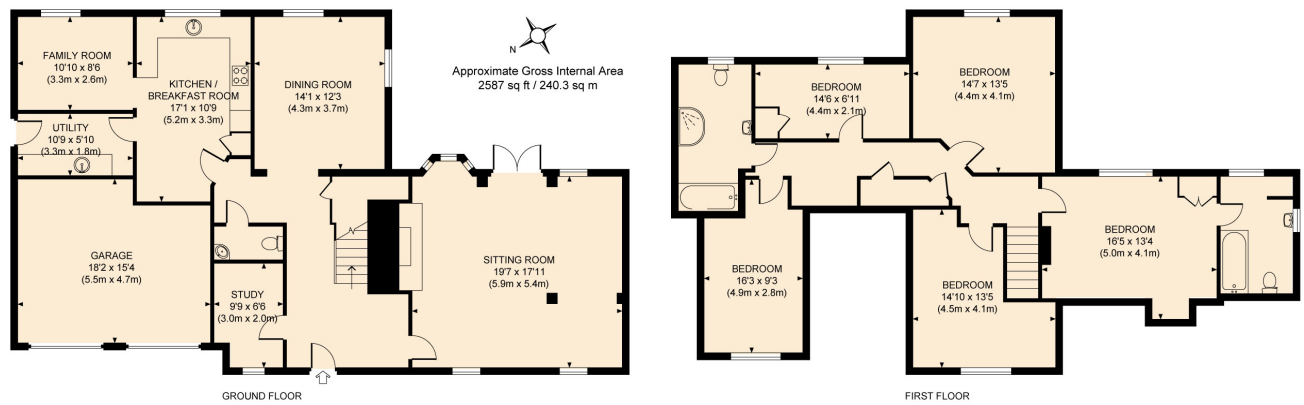






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note - 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (unless otherwise stated). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.