



4 ROSE WALK, VALEBRIDGE ROAD, BURGESS HILL, WEST SUSSEX, RH15 0RT
Offers in Excess of £850,000 Freehold

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



in brief points

A handsome and exceptionally well presented 5 double bedroom detached house being one of only 4 built by Alan Clark Homes in 2005. The particularly generous accommodation extends to 3,075 sq.ft and has been fitted to exceptional specifications.

GROUND FLOOR: Reception Hall - Cloakroom - Dining Room - Study/Playroom - Sitting Room - Living Room - Kitchen/Family Room - Utility Room

FIRST FLOOR: Master Bedroom with En-suite Shower Room - 4 Further Double Bedrooms (one with en-suite bath/shower room) - Family Bath/Shower Room

OUTSIDE: Block Paved Driveway - Double Garage - East Facing Rear Garden





in more detail.....

The property forms part of a small exclusive development situated at the end of this private lane which is accessed via wrought iron gates. Rose Walk offers an executive lifestyle, enjoying a semi-rural location, almost equi-distant to both Burgess Hill and Haywards Heath. Wivelsfield mainline railway station, Manor Field Primary School and a parade of shops are within a 15-minute walk.

The accommodation includes an impressive grand reception hall, a cloakroom, a bay fronted living room with fireplace, 2 further large reception rooms (one currently used as a study and the other a sitting room), a dining room and utility room with side access onto the garden. A particular feature is the 26'5 x 14'6 luxuriously appointed dual aspect kitchen/family room which has been refitted by the current owners in 2015 by locally based Design & Interiors Ltd, finished with Leicht German units, integrated Siemens appliances and stone-grey solid worktops. The current owners helped design the luxury kitchen, which is complimented by a long run island allowing extra seating with ample space for a dining table and chairs.

A turned staircase from the reception hall leads to the large galleried landing with hatch to boarded loft space. The 16'2 x 15'7 master bedroom has an en-suite shower room, there is a 2nd guest bedroom with an en-suite bath/shower room, 3 further bedrooms and a family bath/shower room.

The property benefits from gas fired central heating, double glazed windows, an alarm system and coved and flat plastered ceilings.

Services: Gas fired central heating, mains water, electricity & drainage

Local Authority: Lewes District Council – 01273 471600 **EPC Rating:** C



location...

Burgess Hill 1.7 miles (6 minutes)
Haywards Heath 2.5 miles (7 minutes)
Lewes 11.9 miles (24 minutes)
Hassocks 4.5 miles (13 minutes)
Hurstpierpoint 6 miles (14 minutes)
Brighton 13 miles (30 minutes)
Horsham 13.8 miles (30 minutes)
Crawley 12.6 miles (25 minutes)

SCHOOLS:

Manor Field Primary School 0.7 mile
Bolnore Village Primary 1.6 miles
St Wilfrids Catholic Primary 2.2 miles
St Pauls Catholic College 2.6 miles
The Burgess Hill Academy 2. miles

PUBLIC SCHOOLS:

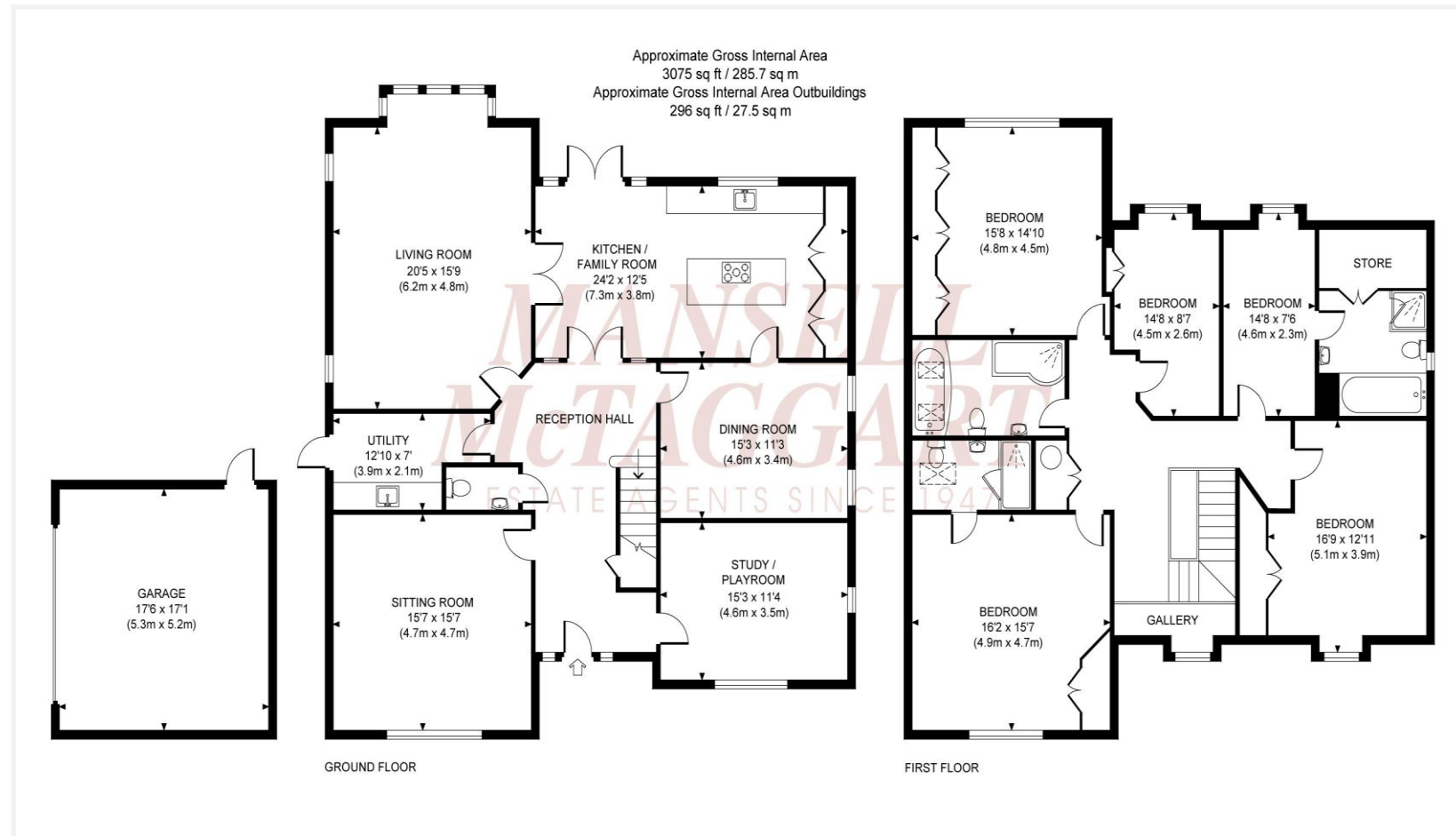
Burgess Hill School for Girls 1.8 miles
Hurstpierpoint College 4.4 miles
Ardingly College 5.5 miles
Great Walstead 4.7 miles

STATIONS: Wivelsfield Mainline

Railway Station

(London Victoria/London Bridge
approximately 54 minutes and
Brighton 20 minutes) 0.7 miles

AIRPORT: London Gatwick 15.7 miles
(30 minutes)





outside...

Outside a block paved driveway provides parking for 3-4 cars leading to a detached double garage with electric remote controlled up and over automatic remote-controlled door. Side access leads to the well enclosed east facing 90' x 55' rear garden which is laid to a full width patio and a large expanse of level lawn. Timber shed.

Burgess Hill is surrounded by picturesque countryside and historic landmarks; offering plenty of local amenities; with great connections via road, rail and air. The town centre offers a variety of shops, cafés and restaurants; there is a local cinema, playgrounds and parkland, sporting facilities including the popular Triangle Leisure Centre and clubs for anything from bowls to yoga. For families looking to move, Burgess Hill is an ideal choice with good schools, plenty of outside space and activities to keep families of all ages entertained.

Well Connected: There is so much within easy reach, from the city of Brighton, to historical Lewes, to the far reaching South Downs. Easy access to London and Brighton ensures family days out are popular and commuters are well catered for. There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and it is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or north to Pease Pottage to pick up the M23 for the M25.



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

more details from Mansell McTaggart...

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