



For Sale: Freehold
Offers in the region of £900,000
One O'Clock Lane, West Sussex, RH15

- Executive Detached Family Home
- Integrated Double Garage
- 6 Double Bedrooms, 3 with En Suites
- Desirable location, main line station, Birchwood Grove and Burgess Hill school for girls

Arington 

Arlington are delighted to offer to market 'Hartfield', a high specification executive family home located within the sought after Birchwood Grove school area of Burgess Hill. Built in 2011 with the remainder of the LABC warranty and approaching 3000 sq. ft. the accommodation is arranged over three floors and offers 6 bedrooms, 3 en suite bathrooms, 'Leicht' fitted kitchen with French doors to the garden, living room with feature inglenook style fireplace with log burner, dining room with French doors to the garden, family bathroom, family room / office, downstairs WC, utility room and integrated double garage with electric roller doors. To the front and through the gates is a block-paved driveway with established shrub borders offering ample parking and turning space for numerous vehicles leading to the double garage, front door and gated side passage. Follow the side passage to the rear garden where a Indian sand stone path leads you round an area of lawn to a secondary patio area with established shrub borders and mature trees back to a generous patio, perfect for al fresco dining. GFCH. Double Glazed. Holt security system. Outside lights to the front and rear. Council Tax Band: G. A viewing is highly recommended.

Internal

Ground Floor	Leading from an Oak beam covered Porch area with down lights. Front door to...
Entrance Hall	Engineered Oak flooring. Window to the front. Coat cupboard. Stairs to the first floor. Under stairs Cupboard. Doors to...
Family Room	Engineered Oak flooring. Window to the front. Radiator.
Integrated double garage	Remote control double roller doors. Door to the rear garden. Cupboard housing the fuse box. Door to...
Utility room	Door to the rear garden. Worcester boiler. A range of floor units with Quartz worktop with inset stainless steel single sink with drainer. Space and plumbing for a washing machine and tumble dryer or dishwasher. Extractor Fan. Radiator.
WC	Fitted with a quantity geberit suite comprising of a low level WC and wall hung vanity unit with tiled splashback. Part tiled walls. Chrome heated towel radiator.
Kitchen	Fitted with a comprehensive range of Leicht units and central island with Quartz worktops. The central island has an inset Siemens 4-point induction hob with remote controlled extractor fan over. Units to the side have fitted Siemens appliances including an electric multi function oven, microwave and oven combination, warming drawer, full height fridge, full height freezer and dishwasher.
Living Room	Engineered Oak flooring. Inglenook style fireplace with log burner. Window to the rear garden. Radiator. Opening to...
Dining Room	Window to the rear garden. French doors to the rear garden. Radiator.

First Floor

Landing	Airing cupboard housing a 300lt mains pressure hot water cylinder. Stairs to the second floor. Doors to...
Master Bedroom	Window to the front. Radiator. Door to...
En suite shower room	Fitted with a Jacuzzi suite comprising of a shower cubicle with glass side and door with tiled surround with Hansgrohe chrome fittings, low level WC and vanity unit with tiled splashback. Extractor fan. Chrome heated towel radiator. Opaque window to the front.
Bedroom	Window to the rear. Radiator.
Family Bathroom	Fitted with a Geberit suite comprising of an inset tiled panel bath with tiled surround, low level WC, vanity unit with two basins and tiled shower cubicle. Part tiled walls. Stainless steel heated towel radiator. Extractor fan.
Bedroom	Window to the rear. Radiator. Door to...
En suite shower room	Fitted with a Gerberit suite comprising of low level WC, vanity unit and walk in double shower cubicle with tiled surround. Part tiled walls. Chrome heated towel radiator. Extractor fan.
Bedroom	Window to the front. Radiator.

Second floor

Landing	Skylight. Loft hatch.
Bedroom	Skylight. Radiator. White basin. Eaves storage.
Bedroom	Skylights. Radiators. Door to...
En suite bathroom	Fitted with a Jacuzzi suite comprising of panelled bath, low level WC, vanity unit with tiled splashback and double shower cubicle with tiled surround. Part tiled walls. Extractor fan. Chrome heated towel radiator.

External

Front garden	The front garden is mainly laid to a block-paved driveway with established shrub borders. Garden shed. 5 bar double gates to the front. Side gate to the rear.
Rear Garden	The rear garden is mainly laid to lawn with a paved pathway leading you around the garden past the established trees and shrub borders. A generous paved patio adjoins the rear of the house off the kitchen and dining room.



Room Details

Ground Floor

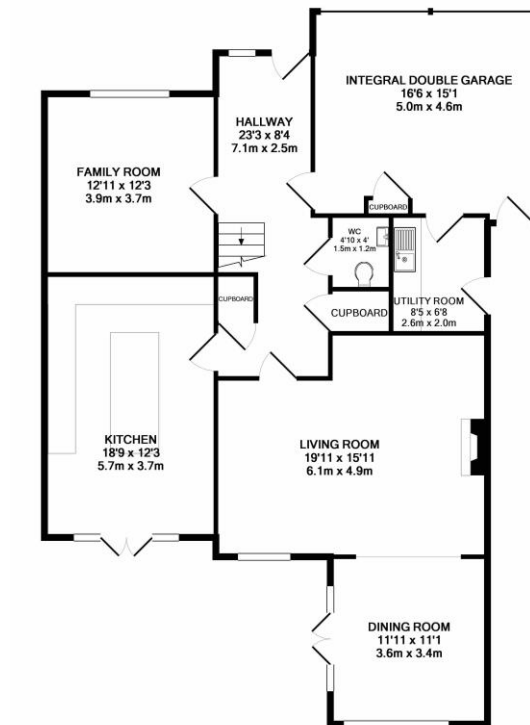
Family Room	12'11" x 12'3" (3.94m x 3.73m)
Integrated double garage	16'6" x 15'1" (5.03m x 4.60m)
Utility room	8'5" x 6'8" (2.57m x 2.03m)
WC	
Kitchen	18'9" x 12'3" (5.72m x 3.73m)
Living Room	19'11" max x 15'11" max (6.07m max x 4.85m max)
Dining Room	11'11" x 11'1" (3.63m x 3.38m)

First Floor

Master Bedroom	16'9" max x 12'3" max (5.11m max x 3.73m max)
En suite shower room	
Bedroom	12'4" max x 10'1" max (3.76m max x 3.07m max)
Family Bathroom	
Bedroom	14'4" max x 11'3" max (4.37m max x 3.43m max)
En suite shower room	
Bedroom	11'9" x 11'3" (3.58m x 3.43m)

Second floor

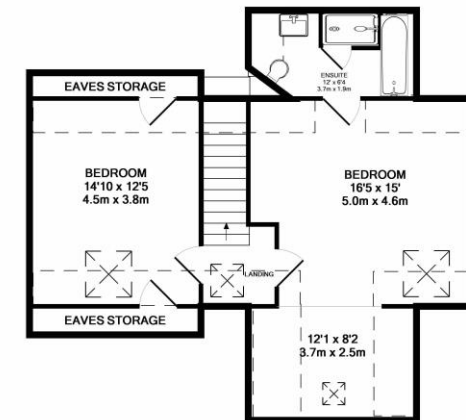
Bedroom	14'10" x 12'5" (4.52m x 3.78m)
Bedroom	23'6" max x 16'5" max (7.16m max x 5.00m max)
En suite bathroom	



TOTAL APPROX. FLOOR AREA 2948 SQ.FT. (273.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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