



21 Park Road

BURGESS HILL | WEST SUSSEX | RH15 8EU

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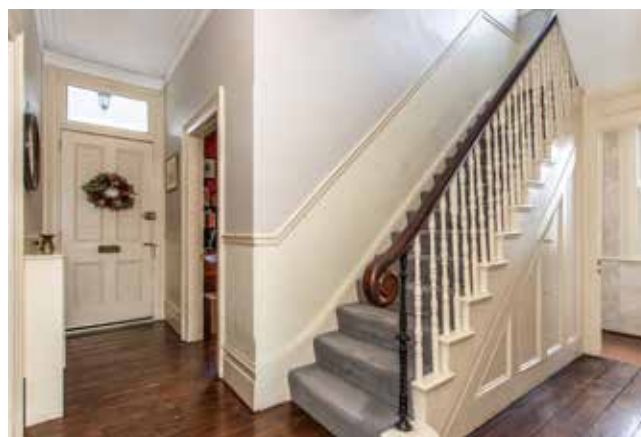


Situation

A distinctive and character filled semi-detached period house, with a wonderfully landscaped south facing rear garden and detached former coach house

Burgess Hill is a vibrant town with a comprehensive array of shops, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally.

Situated along one of the most enviable residential roads in Burgess Hill, this extended and impeccably presented Victorian semi-detached house is just a short walk from St. John's Park and the centre of the town, along with being approximately half a mile from the mainline train station. Retaining a wealth of charm and character features including ornate fireplaces, high ceilings and sash windows this sizable family house has been extended over the years making it suited to the more modern lifestyle. A large kitchen/breakfast/garden room lies at the rear of the property flooded with light and boasting a locally designed and handmade bespoke kitchen. A large utility room provides space for further appliances. There are three reception rooms on the ground floor all with focal fireplaces typical of the era of the property. Stairs lead to the first floor where four double bedrooms and a large family bathroom reside. It should be noted that the principal bedroom is serviced by an en-suite shower room. The glorious rear landscaped garden extends to the south and is predominantly laid to lawn with a sizable flagstone terrace making for the perfect position to enjoy the garden throughout the day. Well stocked shrub and plant beds flank the lawn on either side and scattered throughout the garden are a range of different types and styles of fruit tree. There is also the benefit of a kitchen garden with a range of raised vegetable beds and a greenhouse. To the side of the house is a detached two-story former coach house possessing a multitude of usages and considered to have huge scope for development (stnc). The sweeping carriage driveway to the front of the house provides ample off street parking.



Kitchen

- » Bespoke locally designed and fitted kitchen
- » Wall and base units
- » Granite work surfaces with inset sink
- » Inset 'Neff' 4 ring gas hob and wok burner with extractor fan over
- » Fitted 'Neff' microwave oven and electric combination oven
- » Fitted 'Bosch' dishwasher
- » Space for 'American Style' fridge freezer
- » Centre island unit with french oak worksurface and a range of cupboards and drawers under
- » Porcelain tiled floor



Bathrooms

Family Bathroom

- » Tiled bath with wall mounted shower and hand shower attachment
- » Twin modern free standing wash hand basins with wall mounted taps
- » Low level w.c. suite with concealed cistern
- » Heated ladder style towel radiator
- » Fully tiled walls



Principal Bedroom En-Suite Shower Room

- » Large walk in fully tiled shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin with a selection of cupboards under
- » Heated ladder style towel radiator



Specification

- » Wall mounted 'Potterton' gas fired boiler located in the utility room
- » Bespoke locally designed and fitted kitchen by 'John Hollace Kitchens'
- » Sizable utility room with space and plumbing for further appliances
- » Electric underfloor heating in the kitchen/breakfast/garden room
- » Garden rain water harvesting system
- » Large, landscaped south facing rear garden
- » Detached former two storey coach house with a multitude of uses and scope for development (stnc)
- » 'in out' carriage shingle driveway providing ample off street parking



Outbuilding

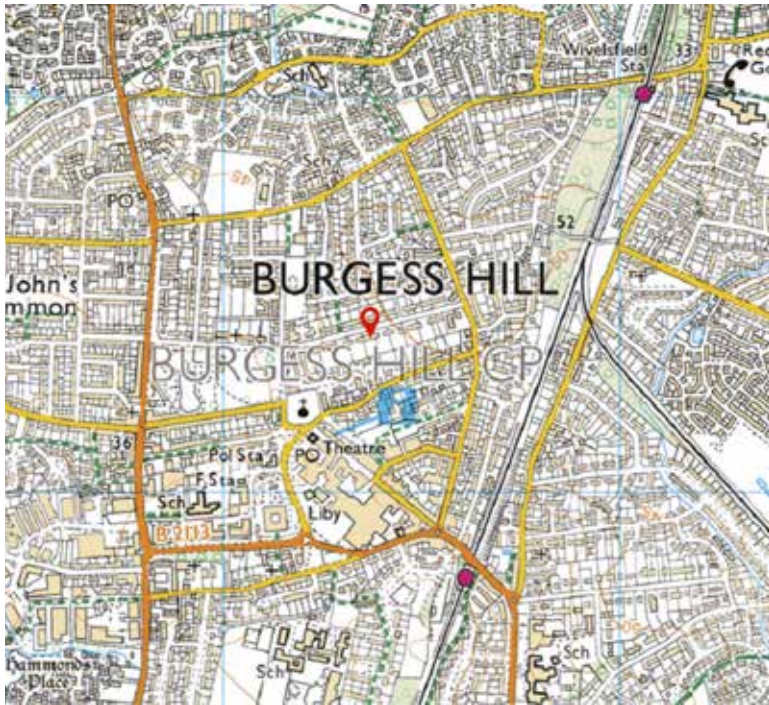
A former coach house with immense original character arranged over two floors offering an ideal opportunity to create a space for multi-generational living (stnc)



External

The property is approached over a sweeping shingle carriage driveway with a central lawn and focal monkey puzzle tree. The driveway provides ample off-street parking and access to the detached former coach house. Side access to the rear garden is via a timber gate where a sizable paved terrace adjoins the rear of the property leading to a large expanse of manicured lawn. The lawn is flanked on either side by well stocked shrub and plant borders along with espalier fruit trees. Toward the end of the garden with a paved path leading to it, is an area of wild grasses and scattered fruit trees. There is also the benefit of a kitchen garden comprising a green house and range of raised vegetable beds.





Transport Links

Burgess Hill Train Station	approx. 0.6 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 12 miles
Gatwick Airport	approx. 19.4 miles

Consumer protection from unfair trading regulations 2008

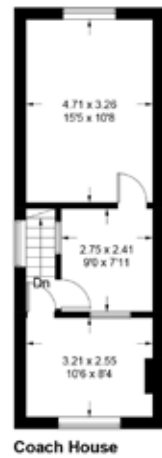
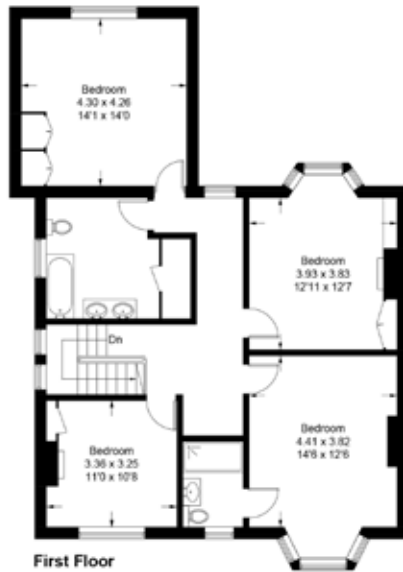
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Park Road, Burgess Hill RH15 8LU

Approximate Gross Internal Area = 200.7 sq m / 2160 sq ft

Coach House = 66.8 sq m / 719 sq ft

Total = 267.5 sq m / 2879 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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