



Spicers Close, Burgess Hill

A very well presented two bedroom terrace house with garage, allocated parking and a private rear garden, located in a cul de sac



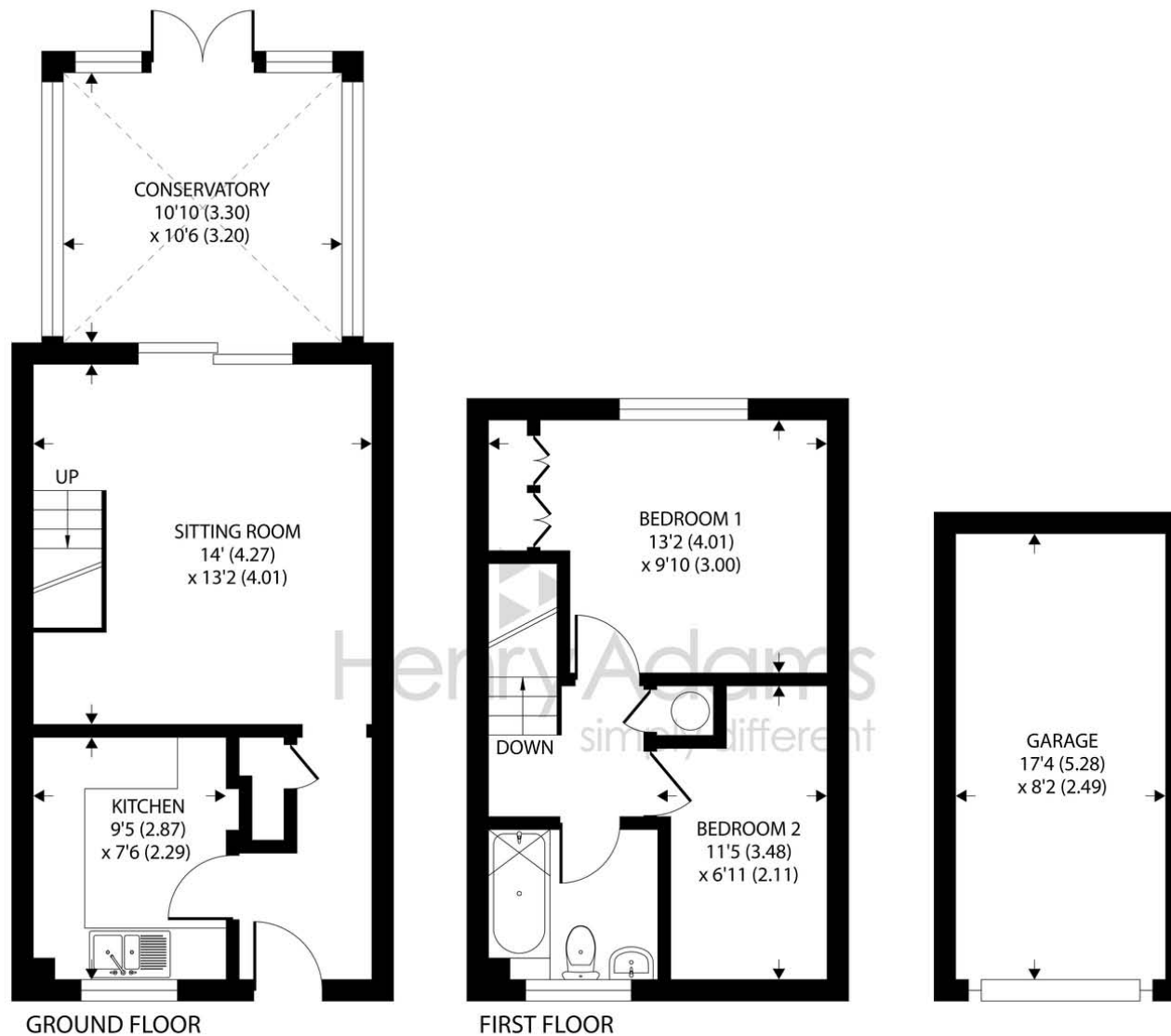
- ▶ Quiet cul-de-sac location
- ▶ Presented to a high standard
- ▶ Walking distance to local shops
- ▶ Garage en bloc
- ▶ Internal viewing highly recommended
- ▶ Modernised throughout
- ▶ Two double bedrooms
- ▶ Close proximity to Train Station
- ▶ Ample parking

In brief the property comprises an entrance hall with useful storage cupboard and doors leading to kitchen and sitting room. The well presented kitchen is complete with matching wall and base units and granite worktops with upstand, a window to the front of the property. From the entrance hall there is a spacious yet cosy sitting room with patio doors leading to the bright and airy conservatory/dining room with French doors leading to the rear garden.

The first floor comprises a landing area with airing cupboard and access to the loft with pull down ladder. From the landing are two double bedrooms, the main benefiting from bespoke built in wardrobes, window over looking the rear garden. The family bathroom has recently been modernised and is fitted with panel enclosed bath, shower above with glass screen, wash basin, heated towel rail and wc.

To the front is low maintenance garden which is predominately laid to lawn with a flower bed and a path leading to the front of the property. The rear garden has recently been landscaped, featuring a terrace area and flower bed, in a private setting with mature trees to the rear. The rear garden also benefits from side gate access. There is parking to the front and additional allocated parking off road with a single garage en-bloc.





11 Spicers Close, Burgess Hill, RH15

Approximate Area = 866 sq ft / 80.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Henry Adams. REF: 613108

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Further Attributes

Further attributes: The property has been refurbished throughout by the current owners to a high standard including new flooring throughout the ground floor. High quality carpet to stairs and first floor, with the bathroom having new marble effect tile flooring. Double glazed , gas central heating and neutral décor throughout. Internal viewing highly recommended.

Location

The property is set in a cul de sac location on the North side of Burgess with great access to A23 and M23. Also within walking distance to local shops and Wivelsfield Train station which provides links to Brighton and London. Close by is Bedelands Nature reserve which is perfect for picnics and open field walks.

Agents Note

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Henry Adams LLP.

