



## Willow House

COLMER COURT | BURGESS HILL | WEST SUSSEX | RH15 8QR

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# Situation

An individual and extended detached house sitting centrally within its plot, set along a private road and within walking distance of the centre of the town

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.

Built in the mid 1980's and situated along a private lane, 'Willow House' is a wonderfully light 4 bedroom detached house within walking distance of all the amenities that the town has to offer. Having been extended over the years the property offers balanced accommodation over 2 floors. Currently configured with 3 reception rooms on the ground floor, the double aspect sitting room is the main hub of the house leading into the dining room and office. The large kitchen leads through to the useful utility room with space for further appliances and there is the benefit of a ground floor shower room. Stairs from the sitting room lead up to the first floor where 4 bedrooms and a family bathroom reside. It should be noted that the principal bedroom has a range of fitted wardrobe cupboards. The property sits centrally within its plot benefiting from wrap around garden. A paved patio enjoys the sun throughout the day with the majority of the garden being laid to lawn. Parking is plentiful with space for 3 cars on the driveway that also provides access to the detached garage.



# Overview

## Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Inset 4 ring gas hob with extractor fan over
- » Fitted electric oven

## Bathrooms

Family bathroom and ground floor shower room benefiting from fully fitted white suites comprising a panelled bath with wall mounted shower, fully tiled shower cubicle, low level w.c. suites and wash hand basins.

## Specification

- » Ground floor shower room
- » Wrap around garden
- » Detached garage

## External

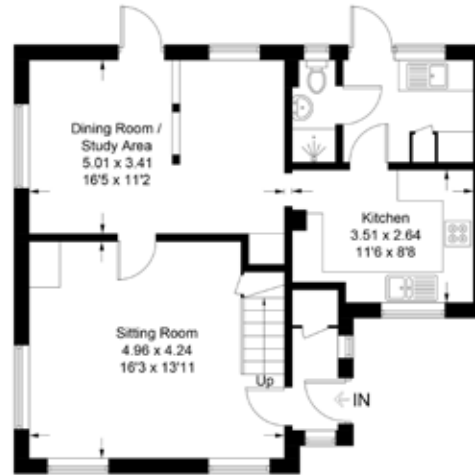
The property is approached over a tarmacadam driveway with parking for 3 cars and access to the detached garage. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property. The gardens are predominantly laid to lawn, bordered by hedgerow with a selection of scattered shrub and plant beds throughout.



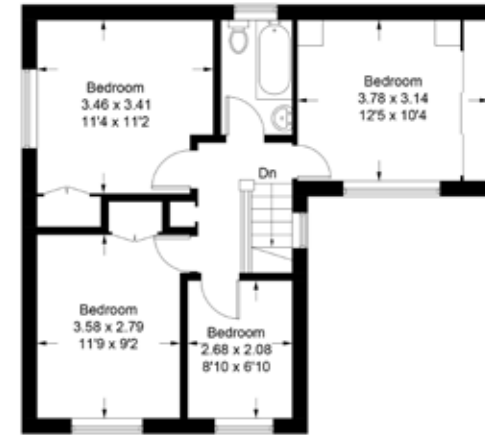


## Colmer Court, Burgess Hill, RH15 8QR

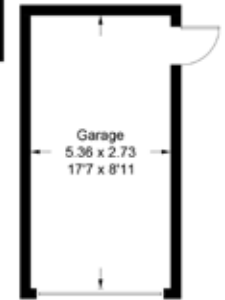
Approximate Gross Internal Area = 110.7 sq m / 1191 sq ft  
 Garage = 14.7 sq m / 158 sq ft  
 Total = 125.4 sq m / 1349 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2024

## Transport Links

Burgess Hill Train Station	approx. 1.1 miles
Haywards Heath Train Station	approx. 5.1 miles
London Victoria By Train	approx. 50 mins
A23 Slip Road	approx. 3.1 miles
Brighton	approx. 12.2 miles
Gatwick Airport	approx. 21 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor.

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