



Larkspur Drive

Burgess Hill, West Sussex, RH15 0UL

MARCHANTS

Larkspur Drive

A beautifully presented five double bedroom family home built by 'Bloor' homes in 2013 and being one of the original show homes surrounding a 'Town Square' which is in an enviable and prominent position on the development. The accommodation is spread over three floors and features include a principal bedroom with dressing area and ensuite shower room, three living rooms plus a spacious kitchen/breakfast room, a garage and additional parking for several vehicles.

£649,500

MARCHANTS

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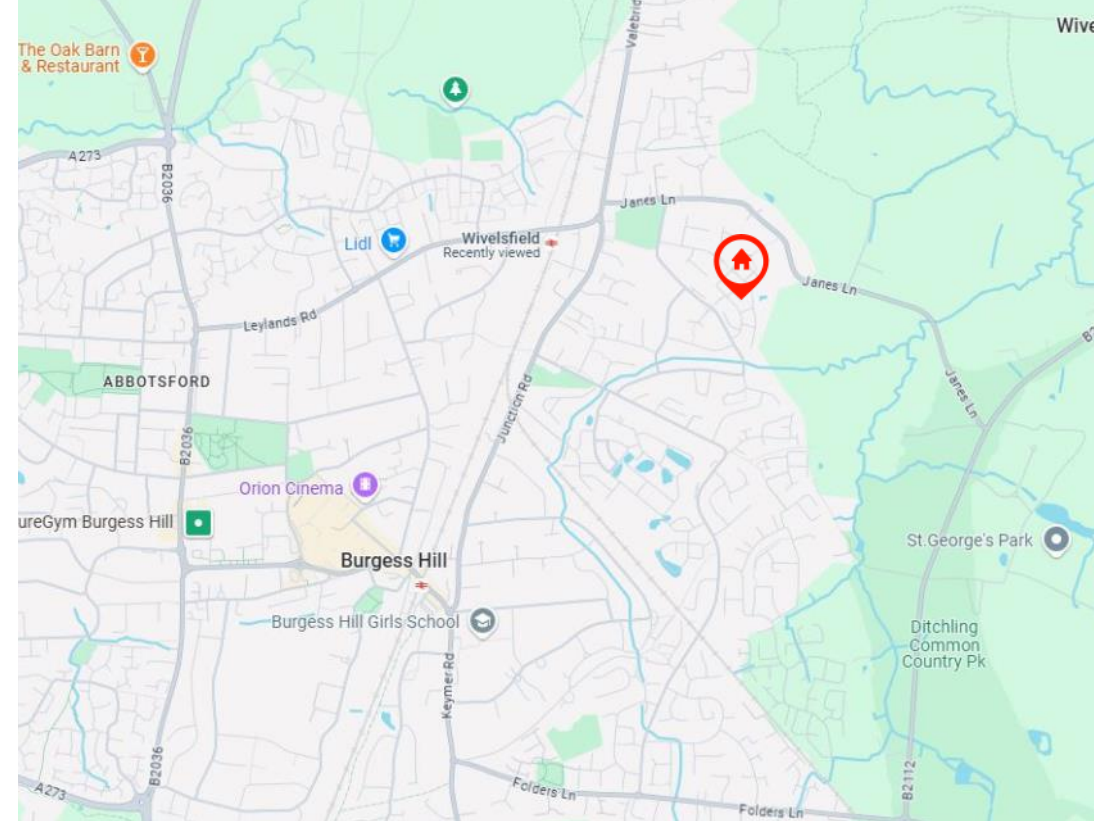
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Features

- Stylish Detached House
- Five Double Bedrooms
- Three Bathrooms & Cloakroom
- Three Living Rooms
- Kitchen/Breakfast Room plus Utility
- Secluded Rear Garden
- Garage plus Parking
- Views over Communal Green Space



Just a minutes' walk from the property is the well maintained children's play area and green space with cycle routes.



Location

Situated in the 'Ote Park' development just off Manor Road which has a bus route to the town centre. This well planned development has a large natural area, children's play park and immediate access to country walks and is only a ten minute walk from Wivelsfield railway station with links to London, Brighton and Eastbourne.

Burgess Hill provides both excellent shopping with a Waitrose, Tesco's and Lidl supermarkets as well as a pedestrian mall, restaurants, pubs and takeaways. Schools for all age groups can also be found together with two railway stations with a fast service to London, Brighton and Eastbourne.

- Wivelsfield Station (0.5 miles)
- Burgess Hill (1.4 miles)
- Brighton (13.0 miles)
- Gatwick Airport (16.4 miles)

Accommodation

An attractive front aspect to the property with five paved steps leading up to the front door and edged by a brick wall and wrought iron balustrade. There is a gabled porch, outside lighting and a composite front door with decorative glazed panels opening into;

HALLWAY Radiator, digital thermostat, storage cupboard under the stairs, stairs rising to first floor.

CLOAKROOM A generous sized room with a close coupled W.C., and wall hung wash basin with mixer taps and ceramic tiled splashback. Radiator, ceramic tiled floor, roller blind, extractor fan.

STUDY/SNUG A bay fronted room overlooking the 'Town Square' with radiator, TV point, Venetian blind.

LIVING ROOM Enjoying a view over the rear garden which is accessed by a pair of double-glazed doors. Radiator, TV point (SKY dish connected).





DINING ROOM A bay fronted room overlooking the 'Town Square'. Radiator, recessed downlights, open archway to;

KITCHEN/BREAKFAST ROOM Overlooking the rear garden and fitted with an excellent range of wood effect laminate kitchen furniture with self-closing cupboard doors and comprising two granite worktops with upstands, inset one and a half bowl sink with mixer taps. Numerous base cupboards, drawers and wall mounted cupboards. Integrated appliances include an electric double oven and grill, 'Hotpoint' ceramic hob with concealed extractor over, fridge/freezer and 'Hotpoint' dishwasher. Ceramic tiled splashbacks, radiator, ceramic tiled floor, recessed downlights, roller blind, doors to hall and to;



UTILITY ROOM Fitted with a granite worktop with upstand and having a space and plumbing for a washing machine plus an additional appliance. Double wall mounted cupboard, radiator, window overlooking rear garden, roller blind, composite door to rear garden with leaded light panels.



Accommodation continued

FIRST FLOOR LANDING Window overlooking the 'Town Square'. Venetian blind, radiator, built-in storage cupboard, stairs rising to second floor.

PRINCIPLE BEDROOM SUITE Enjoying a fine view of the 'Town Square', radiator, Venetian blind, digital thermostat. **Dressing Area** Two full height wardrobes enclosed by sliding mirrored doors. Door to **Ensuite Shower Room** having a generous recessed shower enclosure being fully tiled and having a thermostatic shower and enclosed by a sliding glass door. Wash basin with mixer tap and pop-up waste, close coupled W.C., ladder style towel warmer, Venetian blind, recessed downlights, ceramic tiled floor, electric shaver point.

BEDROOM TWO Enjoying a fine view of the 'Town Square'. Radiator, Venetian blind.

BEDROOM THREE View of rear garden. Radiator, triple full height wardrobes, enclosed by mirrored sliding doors.





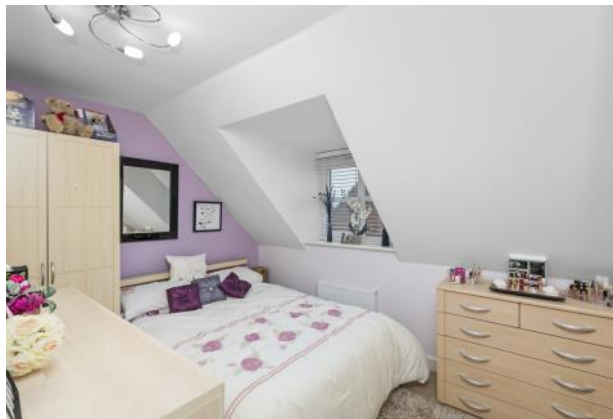
BATHROOM White suite comprising a bath in a fully tiled recess with mixer taps and pop-up waste. Pedestal wash basin, close coupled W.C., radiator, Venetian blind, tiled floor, recessed downlights, half ceramic tiled walls with a large mirror and electric shaver point.

SECOND FLOOR LANDING With skylight window, radiator, built-in airing cupboard housing an 'Alpha Intec 34C' gas boiler for central heating and domestic water.

BEDROOM FOUR A pleasant loft style double bedroom with a wide-ranging view. Radiator, Venetian blind, hatch to loft.

BEDROOM FIVE A pleasant loft style double bedroom with a wide-ranging view. Radiator, Venetian blind.

SHOWER ROOM Fitted with a glazed shower cubicle in a fully ceramic tiled recess with a thermostatic shower and accessed by a concertina glass door. Pedestal wash basin with mixer tap/pop-up waste, close coupled W.C., ladder style towel warmer, recessed downlights, skylight window, ceramic tiled floor, one wall half ceramic tiled.



Garden and Patio Area

FRONT GARDEN Laid to stone chippings, hedge border and two shrub beds.

REAR GARDEN An easy to manage garden providing good privacy. There is an 'L' shaped lawn, generous decked patio plus a quiet contemplation area. Well stocked & mature shrub border. Metallic shed, water tap and outside light.

DETACHED GARAGE With a pitched tiled roof providing overhead storage. Power and light, up and over door approached by an own driveway providing parking for several vehicles plus an additional parking space. Outside lighting including a sentry light.

Additional Information

Council Tax Band: F

Estate Management Company – Trinity Estates Charges: £336.00 pa (03/24—03/25) (paid in monthly instalments).



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



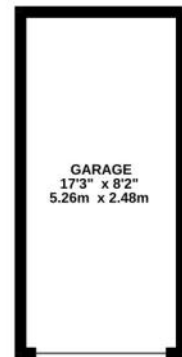
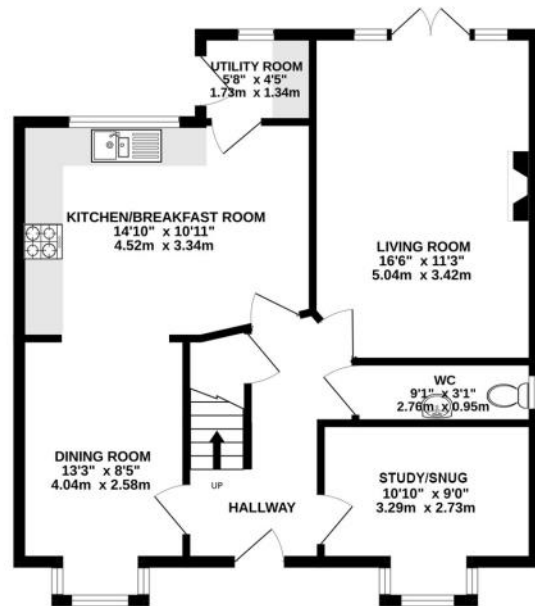


Floorplan

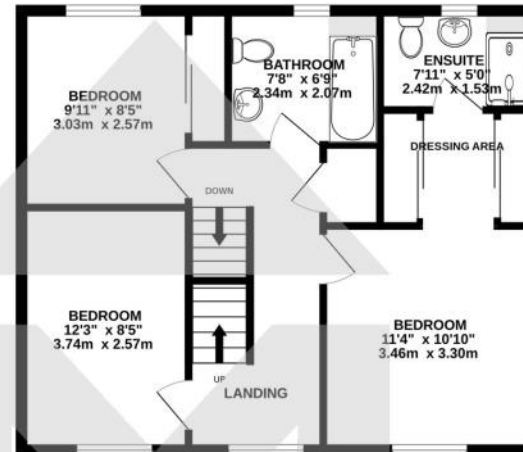
PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. *Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.*

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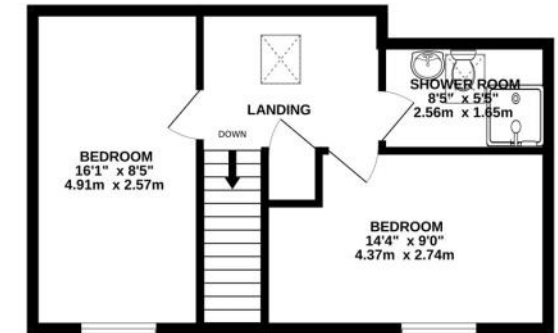
GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



2ND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1651 sq.ft. (153.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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