



**Valebridge Road
Burgess Hill, RH15 0RR**

**Guide Price
£820,000 to £850,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

LOCATION

Valebridge Road in Burgess Hill is a desirable location offering a blend of suburban tranquillity and convenient access to amenities. Its excellent transport links include Wivelsfield train station that offers direct links to London, Lewes and Brighton. The area also boasts good schools, playing fields, local woodland walks and a community spirit that make it an attractive place to live for families and professionals alike.

PROPERTY

Tenure: Freehold

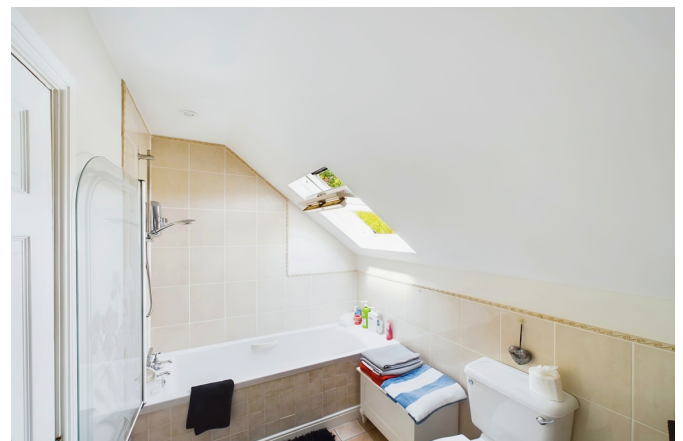
Experience flexible living in this spacious detached property, that spans an impressive total area of over 2238.89 sq. ft. This tastefully designed two-story residence wonderfully combines both charm and modernity. The home is one of the original properties on Valebridge Road and boasts a total of four/five well-appointed bedrooms and three well-maintained bathrooms. On the ground floor, the home presents a generous bedroom/reception room, a multipurpose room that can serve as a lounge, kids' playroom, or an additional bedroom, two grand living rooms that provide access to the expansive rear garden, and a bathroom complete with ample storage and a bathtub.

Unique oak beam ceilings and a stunning Inglenook fireplace add an element of character and warmth to this level. The sleek, modern kitchen is a chef's dream featuring an island with seating for two and a separate utility area. An adjoining dining room offers serene garden views, providing a tranquil setting for meals. On the first floor you'll find the Primary suite with ensuite and two walk in wardrobes plus a further two comfortably sized bedrooms, along with a modern and functional bathroom.

Don't miss out on this enticing offer, the perfect blend of traditional charm and contemporary convenience is waiting for you.

OUTSIDE

A generous private driveway to the right of the house leads through to the large west-facing garden that offers outbuildings, a spacious lawn and access to a small stream that runs past the property. The garden plot was doubled in size previously by purchasing the land behind from the local rail network.





Buses

3 minute walk



Shops

Co-op Food
0.7 miles



Trains

Wivelsfield
0.3 miles



Airport

Gatwick
15.5 miles



Roads

M23
11.7 miles



Sport & Leisure

The Triangle
2.4 miles



Rental Income

£tbc



Schools

Manor Field Primary
Sheddingdean Primary
The Burgess Hill Academy



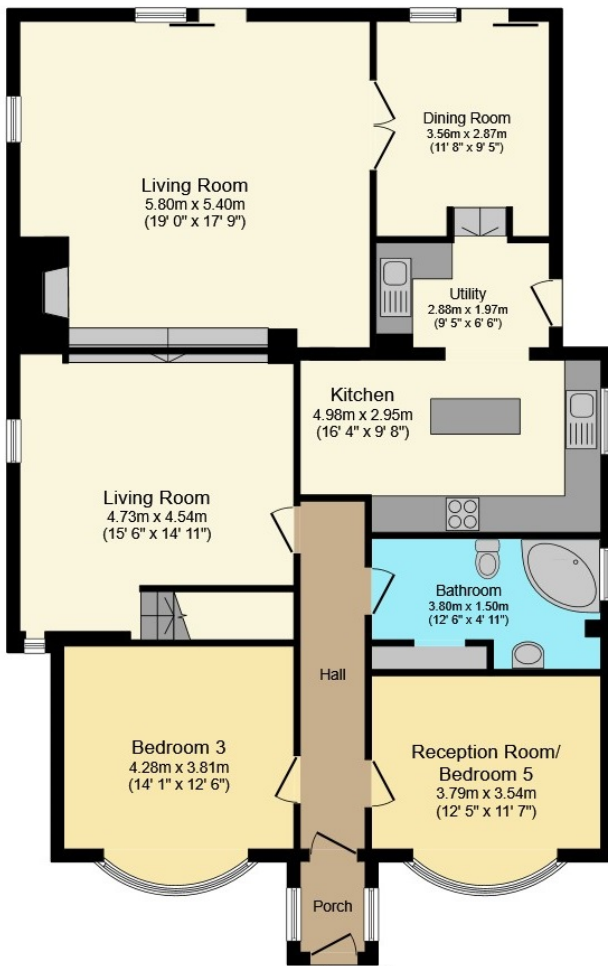
Fibre Broadband

Up to 1130 Mbps

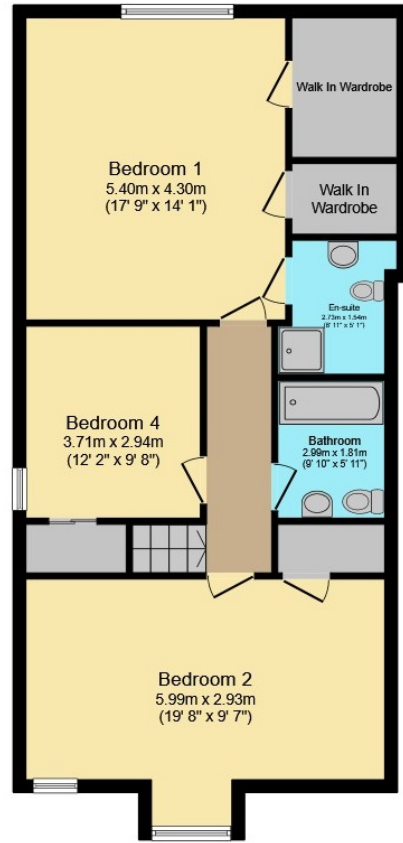


Council Tax

Band D

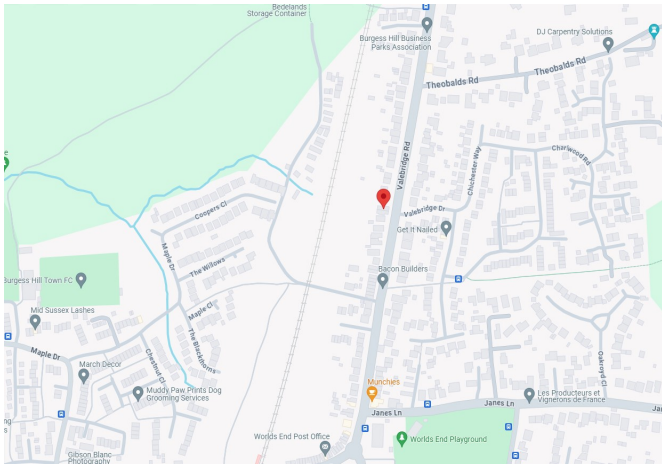


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
2,209 sq ft / 205 sq m

EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01444 474447
hhsales@brocktaylor.co.uk



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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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26 The Broadway, Haywards Heath, West Sussex, RH16 3AL

