



49 Charlwood Gardens, Burgess Hill

Burgess Hill

Offers Over **£385,000**

Explore 49 Charlwood Gardens! Discover this stunning 3-bedroom home in Burgess Hill, featuring a coastal-inspired interior, new carpets, lush gardens with patios, and a modern kitchen. Ideal for families, professionals, or downsizers. Open House on May 18th to see this exquisite property in person!

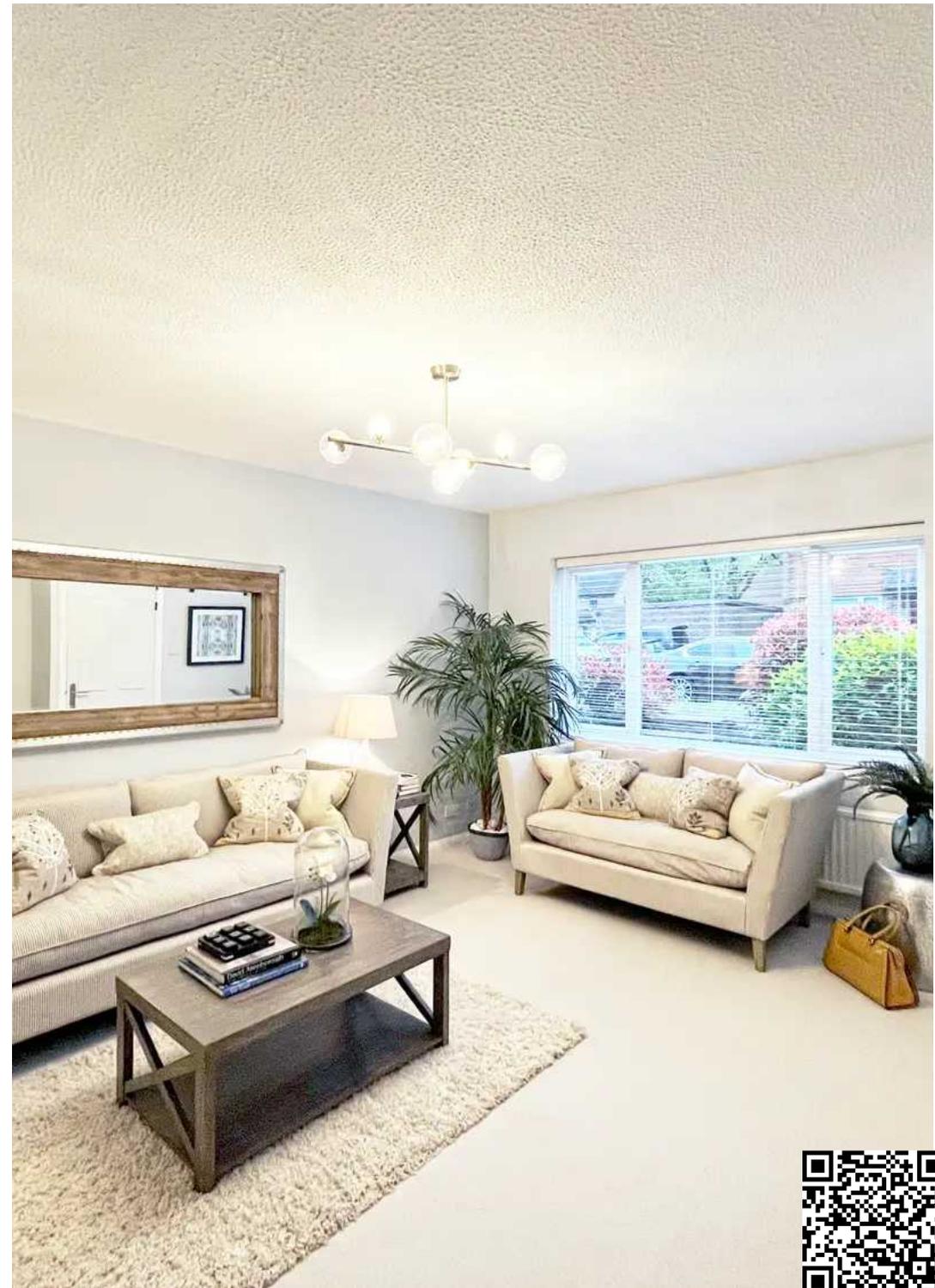
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Chain Free: Move in immediately to this ready-made home without the complications of an onward chain.
- Private Garage: A single garage provides secure parking and extra storage space.
- Newly Decorated and Carpeted: Freshly designed updated interiors create a clean and inviting atmosphere throughout the home.
- Potential for Loft Conversion: The property offers great potential for a loft conversion, providing an opportunity for further space and adding value.
- Positive Input Ventilation (PIV) System: Continuously draws in fresh, filtered air, significantly improving indoor air quality and preventing condensation.
- Convenient Location: Easy access to local amenities including shops, schools, and excellent transport links, enhancing your lifestyle and convenience.
- Modern Kitchen/Dining Room: This open-plan area is equipped with contemporary fittings, ideal for entertaining and daily living.
- Three Comfortable Bedrooms: Includes a spacious master bedroom with ample wardrobe space, a sizeable second bedroom, and a versatile third bedroom, perfect for a nursery, office, or guest room.
- Beautiful Gardens: Both the front and back gardens are beautifully landscaped with mature shrubs and colourful plantings, complemented by two storage sheds for additional utility.
- Open House: Saturday, 18th May, 10 AM - 6 PM. Viewing by appointment only. Please book your slot to discover this beautiful property.





Living Room

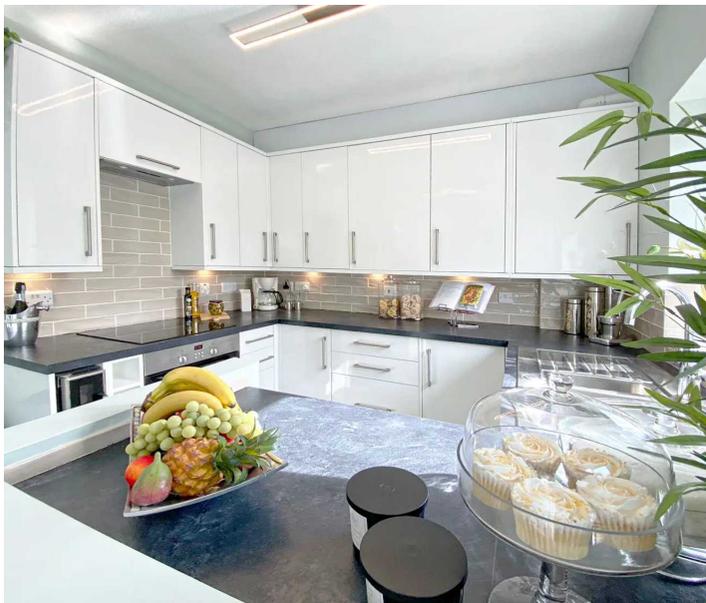
15' 9" x 12' 6" (4.80m x 3.80m)

Step into a spacious and inviting living room, beautifully designed to maximize both comfort and aesthetic appeal. The room is painted in tranquil, neutral tones that enhance the sense of space and light. High-quality carpeting adds warmth and texture, ensuring a cosy ambience. The large, double-glazed windows not only flood the room with natural light but also provide a view of the well-kept front garden. A chic, modern chandelier serves as a centrepiece, providing ample light and adding a touch of elegance to the room. There is also a large understairs storage cupboard, great for keeping things tucked away as needed. This space is perfectly shaped to accommodate both a relaxing lounge area and an entertaining setup, ideal for modern living.

Kitchen Dinner

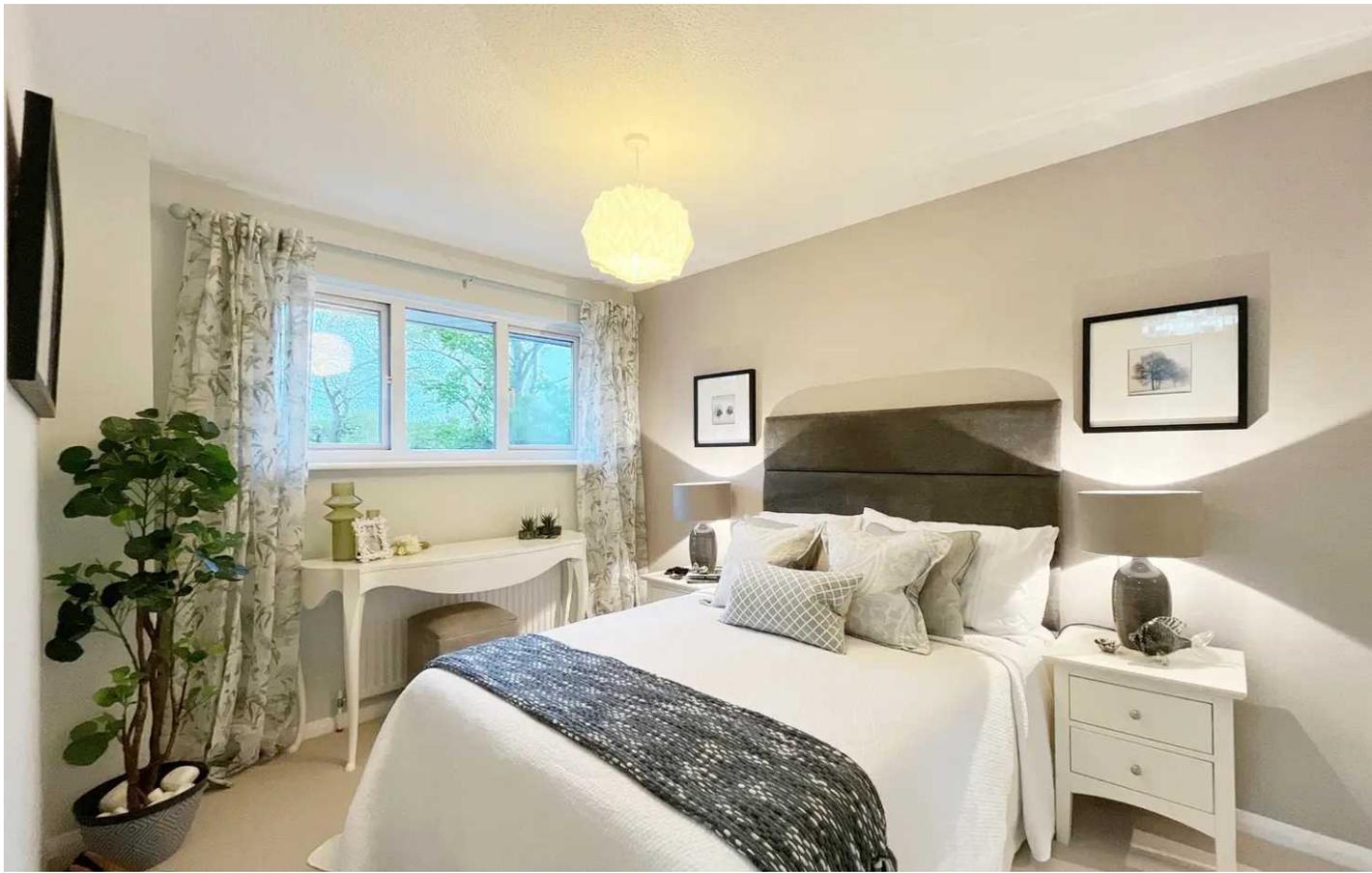
15' 9" x 8' 10" (4.80m x 2.70m)

This modern and sleek kitchen features stylish white cabinetry contrasted with dark countertops, providing a chic and functional workspace. Equipped with a built-in oven, hob, extractor, and space for your washing machine and fridge-freezer, there is ample storage, making it perfect for home cooking and entertaining. The large grey tile-effect floor gives the room a contemporary look while being practical and easy to maintain. Contemporary overhead lights and skirting lights add ambience, enhancing the overall appeal and functionality of the space. Adjacent to the kitchen, the dining area offers the perfect setting for intimate meals or lively dinner parties. It features large sliding doors that open up to the garden, merging indoor comfort with outdoor freshness, enhancing any dining experience. This space is not only practical but also visually appealing, with plenty of natural light illuminating the area throughout the day.



Hall & Landing

A welcoming hall that leads to a bright and airy landing, tastefully decorated in neutral tones. The hall



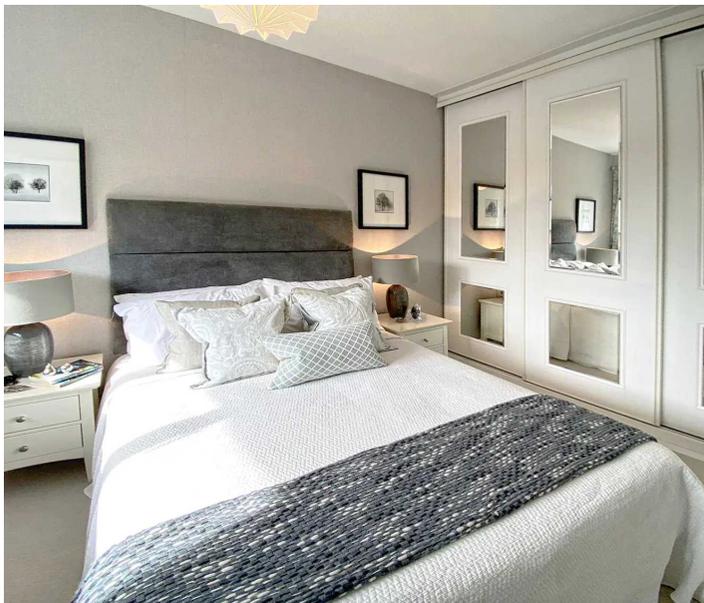
Hall & Landing

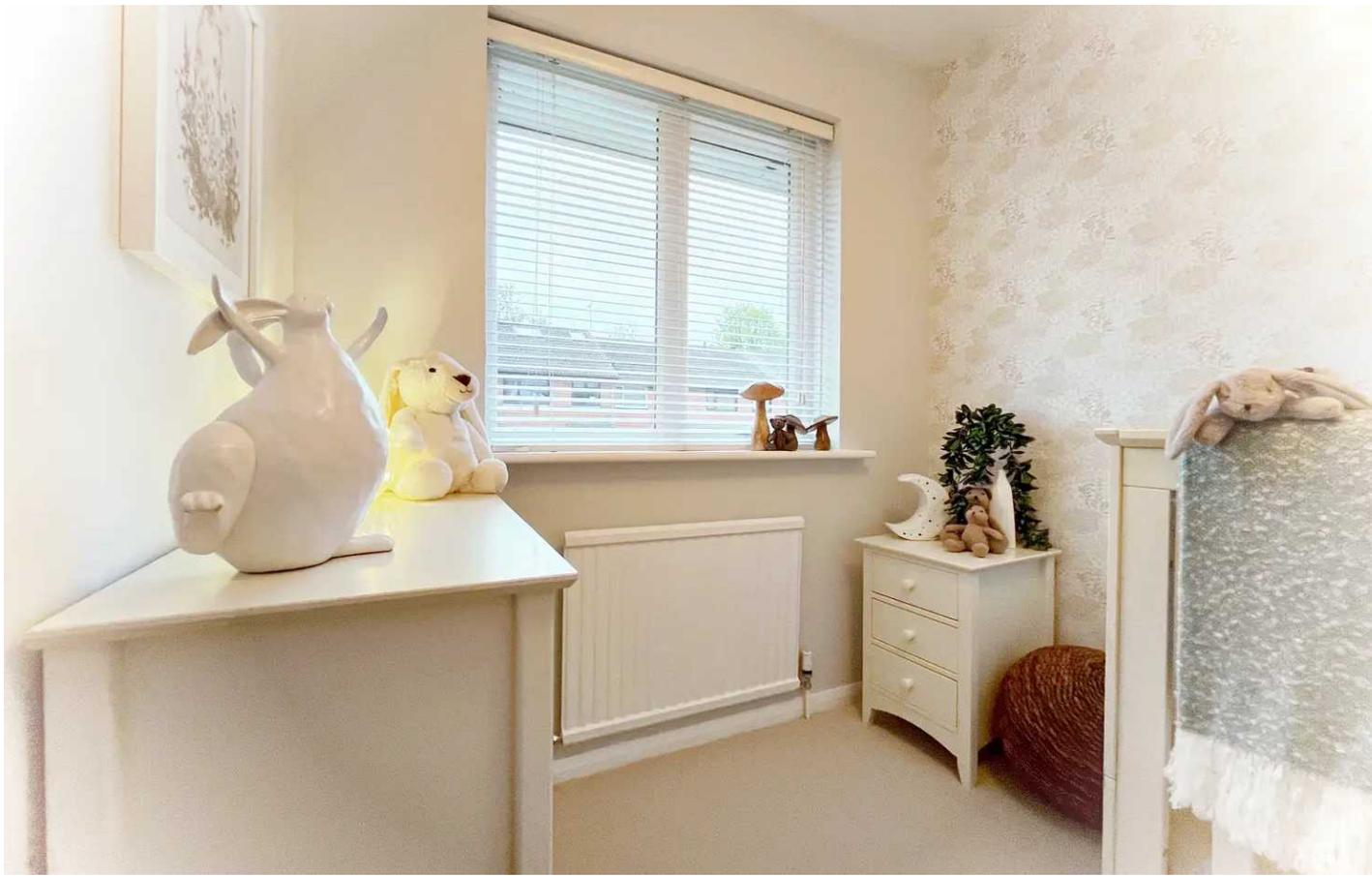
A welcoming hall that leads to a bright and airy landing, tastefully decorated in neutral tones. The hall offers a perfect introduction to this lovely home, while the landing serves as a central hub, connecting the various rooms seamlessly. Notably, the landing features two sizeable storage cupboards, providing ample space to keep essentials neatly out of sight. Above, a partially boarded loft features a Positive Input Ventilation (PIV) unit. This advanced system enhances indoor air quality by continuously drawing in fresh, filtered air from outside, which helps in significantly reducing allergens and preventing condensation. Ideal for those sensitive to allergens, the PIV system creates a healthier living environment. The loft is also fitted with light and 13-amp twin sockets, making it suitable for conversion into an additional 'room in the roof' (subject to planning permission), further enhancing the home's functionality and potential value.

Master Bedroom

10' 11" x 9' 7" (3.34m x 2.92m)

This master bedroom is a true retreat, combining style and functionality. The room features a sophisticated linen effect wallpaper on the feature wall, adding a touch of elegance and depth. Large fitted wardrobes with mirrored doors not only offer extensive storage solutions but also reflect natural light, enhancing the room's spacious feel. A well-positioned window floods the space with natural light, casting a warm glow across the neutral colour palette. This bedroom is not just a place to sleep; it's a sanctuary designed for relaxation and tranquillity.





Bedroom 2

11' 9" x 9' 7" (3.58m x 2.92m)

This second bedroom is a peaceful haven, painted in soft, neutral tones that accentuate its bright and airy feel. The large window ensures the room is well-lit with natural light, enhancing the overall welcoming atmosphere. The space is efficiently laid out, offering flexibility to accommodate a variety of furniture arrangements and uses, making it ideal for any resident's needs.

Bedroom 3

8' 4" x 7' 0" (2.53m x 2.13m)

This delightful third bedroom is beautifully adorned with natural foliage wallpaper, creating a peaceful and calming atmosphere. The design of this room makes it incredibly versatile, perfectly suited as a nursery for a boy or girl, a vibrant room for older children, or even a quiet home office. The gentle patterns and soft tones of the wallpaper provide a soothing backdrop, easily adaptable to various furnishing styles. Whether setting up a space for a new addition to the family or redesigning for a growing child, this room offers the flexibility to meet changing needs and preferences.

Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

This well-appointed bathroom combines practicality with style, featuring classic white tiling that reaches halfway up the walls, creating a clean and bright environment. The suite includes a full-sized bath with an overhead shower, a pedestal basin, and a toilet, all maintained in good condition. Coastal-style panelling on the bath complements the matching toilet seat and cabinet, enhancing the nautical theme. A frosted window allows for natural light while ensuring privacy. The room is completed with thoughtful touches like a heated towel rail, perfect for warm, dry towels year-round, and a pretty new shower curtain. This bathroom is not only functional but also provides a calm, refreshing space to start or end your day.



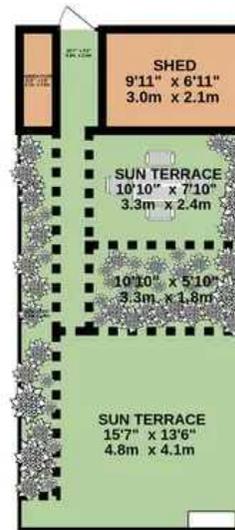
GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



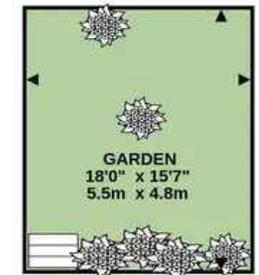
1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



BACK GARDEN
229 sq.ft. (21.3 sq.m.) approx.



FRONT GARDEN
0 sq.ft. (0.0 sq.m.) approx.



3 BED HOUSE WITH GARAGE

TOTAL FLOOR AREA : 998 sq.ft. (92.7 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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