



2 Appletree Close

Burgess Hill, West Sussex, RH15 0FD

**DUFFY
&
COMPANY**

An attractive new detached four double bedroom, three bathroom luxury house set in a wonderful private gated development of four individual prestigious homes. Situated on the semi-rural outskirts of Burgess Hill near to Ditchling Common and yet within walking distance of a mainline station, Primary School and local shops. Easy access to Brighton and Gatwick by road. **READY FOR OCCUPATION******

- Spacious entrance hall
- Utility room
- Two luxurious en suite shower rooms
- Large block paved driveway
- Cloakroom
- Fabulous Kitchen/dining/family room
- Stunning family bathroom/shower room
- South facing rear garden
- Lovely sitting room
- Four double bedrooms
- Integral garage
- 10 year NHBC

Price: **£1,050,000** - Freehold

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A stunning new four double bedroom detached house situated in a small select private gated development of just four individual houses. The property has been fitted to a superb standard throughout and offers excellent living accommodation, enjoying a fabulous and impressive kitchen/dining/family room with bi-fold doors to rear garden. The house carries a 10 year NHBC certificate and an internal inspection of this delightful house is highly recommended to appreciate the wonderful finish throughout.

Burgess Hill has a population of around 30,000 and benefits from a busy town centre and covered shopping precinct with indoor market. The town is ideally located for easy access to Brighton (10 miles) and London (40 miles). There is easy access to the A/M23 and Gatwick Airport approximately 16 miles away. There are two mainline stations Wivelsfield and Burgess Hill both with an excellent service to London (Victoria 55 mins) and Brighton (20 mins). There is a good selection of state schools and the very popular Burgess Hill School for Girls.

The accommodation includes a spacious entrance hall with oak stairs to first floor and a good size cloakroom. A utility room with door to side. There is a lovely double aspect sitting room with a 'Stovax' wood burning stove having marble surround and hearth. The impressively large and stunning kitchen/dining/family room has bi fold doors leading to the rear garden.

The large landing has a skylight and hatch with loft ladder to insulated roof space with light. There are four double bedrooms, two of which are en suite. The master bedroom has a dressing room with built in wardrobe cupboards whilst the three other bedrooms have fitted wardrobe cupboards. There is a wonderful luxury family bathroom/shower room.

OUTSIDE

The property is approached via electric gates to a private shingled driveway which serves the four houses.

A large block paved driveway offers ample parking for several vehicles. The integral large garage has electric up and over door, power and light, solar panel control system, two aluminium double glazed windows, internal service door to spacious entrance hall.

The South facing rear garden is yet to be landscaped so details will follow when available.

INTERNAL SPECIFICATION

Flooring

Entrance hall, utility room, cloakroom and kitchen/dining/family room all have luxury large grey Porcelain tiles.

Kitchen

Matt finish light and dark grey wall mounted and base cupboards and drawers.

Breakfast bar.

Silestone Quartz work surfaces.

Stainless steel inset 1.5 bowl.

Quooker tap providing instant hot water.

Built in Siemens oven, grill and warming drawer.

Large Siemens five ring touch control induction hob with extractor hood over.

Siemens integrated dishwasher.

Fully integrated tall freezer.

Fully integrated tall freezer.

Utility Room

Matt light and dark grey cupboards.

Silestone Quartz work surface.

Stainless steel sink.

Space and plumbing for washing machine and tumble dryer.

Bathroom and Shower Rooms

Porcelain wall tiles.

Porcelain floor tiles.

Contemporary white sanitary ware.

Heated towel rails.

Recessed shelving.

Luxury mixer taps.

Bedrooms

High spec fitted wardrobe cupboards with sliding doors having hanging rails, shelves and drawers.

Heating

Gas central heating

Ground floor, en suites and family bathroom has underfloor heating with thermostatic control by NEST.

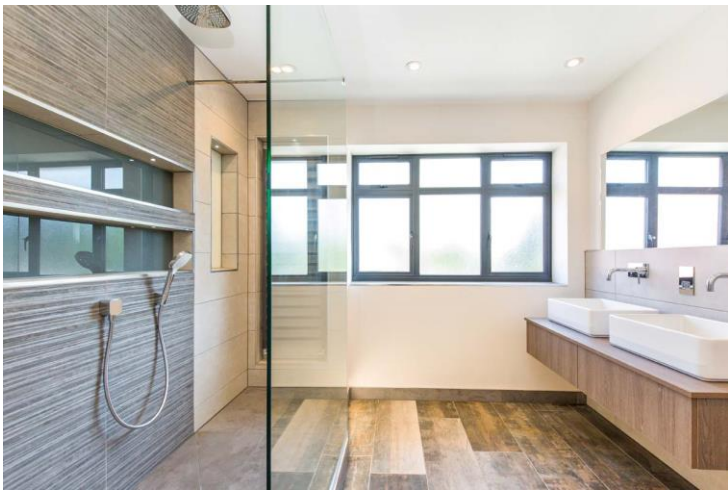
First floor radiators to bedrooms.

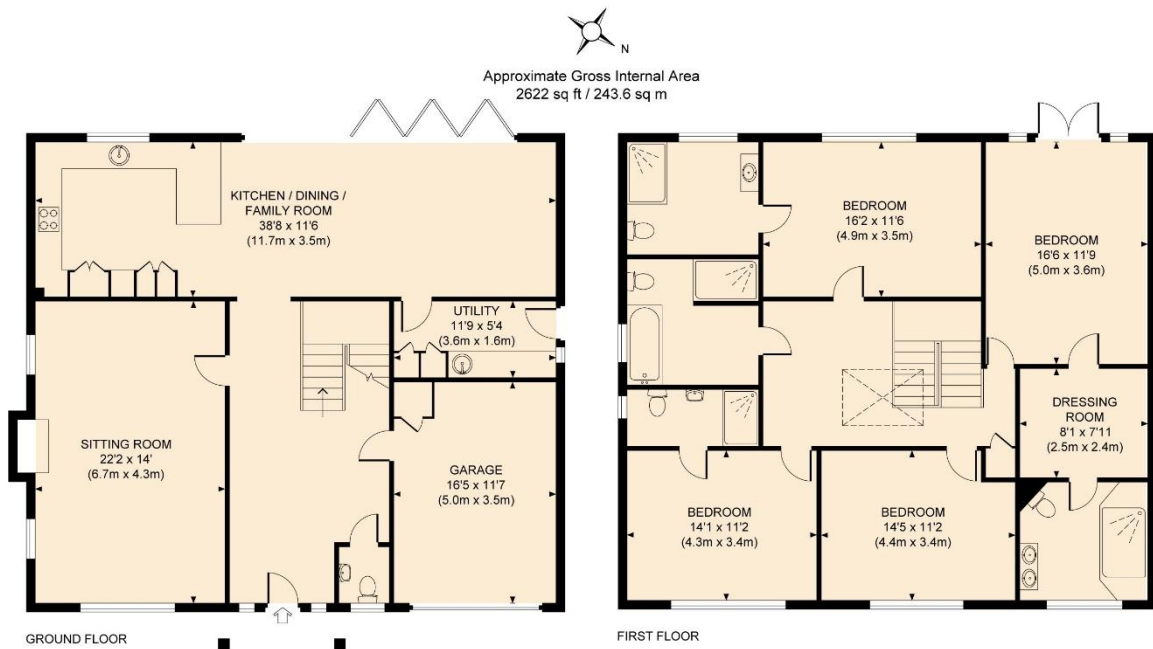
Council Tax: to be confirmed

DIRECTIONS:- Proceeding East up Janes Lane towards Ditchling Common Appletree Close is a new close on the right, just before a left hand bend and the open farmland. For Satnav use postcode RH15 0QR.

Ref: 5197







PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note - 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (unless otherwise stated). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.