



## Oak House, Oakwood Road Burgess Hill, West Sussex RH15 0HZ

**DUFFY  
&  
COMPANY**

**An incredibly spacious six double bedroom detached family home of approximately 3,000 sq ft with a large and beautifully kept south facing rear garden being pleasantly situated in this desirable residential location convenient for Burgess Hill mainline station and town centre.**

- Entrance hall
- Sitting room
- Four double first floor bedrooms
- Two bathrooms
- Kitchen/breakfast room
- Dining room
- Two double second floor bedrooms
- Double garage
- Utility room
- Study/family room
- En suite shower room
- South facing rear garden

Price: **Guide Price £960,000** Freehold

8 Church Road, Burgess Hill, West Sussex. RH15 9AE  
Tel 01444 245656 Fax 01444 248866 Email [info@duffyandco.com](mailto:info@duffyandco.com)

[www.duffyandco.com](http://www.duffyandco.com)

**OAK HOUSE** is a spacious and well presented detached house built in 1996 and occupied by the current owners since 1999, offering generous accommodation arranged over three floors. The property is set back from this highly desirable road and enjoys a delightful south facing rear garden. The property is within short walking distance of Burgess Hill mainline station, town centre, Burgess Hill School for Girls and Birchwood Grove Primary School. An internal inspection of this fine and substantial property is strongly recommended.

Burgess Hill has a population of around 30,000 and benefits from a busy town centre and covered shopping precinct including a Waitrose and Iceland. There is a Tesco's Superstore (out of town) and a new Lidl which opened in August 2019 and there is a major town centre redevelopment project underway. 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).

Entrance hall with stairs to first floor, understairs cupboard and cloakroom. The kitchen/breakfast room has sliding patio doors and window to south facing garden, tiled flooring and door to utility room with door to sideways. The double aspect sitting room has two double glazed windows to rear and uPVC double glazed window to side, a particular feature is the lovely inglenook fireplace with oak mantel over. There are a further two good size reception rooms to the front with the dining room featuring a bay window.

On the first floor are four double bedrooms with the master bedroom having a good range of fitted wardrobes and en suite shower room/w.c. and a spacious family bath/shower room.

Stairs lead to the second floor where there are a further two double bedrooms with the larger bedroom benefiting from ample storage cupboards, both these bedrooms are complimented by a bathroom/w.c.

## **OUTSIDE**

Long gravelled driveway providing off road parking. Lawn areas with mature shrub borders to side and path to front door.

**DETACHED DOUBLE GARAGE** with electric up and over door, power and light, personal door to side.

Good size attractive and mature **SOUTH FACING REAR GARDEN** being approximately 100' long x 50' wide laid mainly to lawn with well stocked borders. Bricked paved patio area with dwarf wall.

**COUNCIL TAX:** Band G - £3,140.71p (2020-21)

Ref: 5418

**NB:** We believe there is currently a yearly charge of circa £55 towards road maintenance. (Oakwood Road Residence Association)



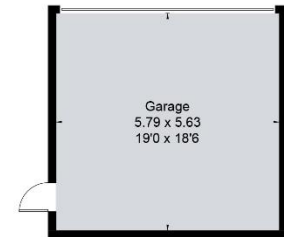




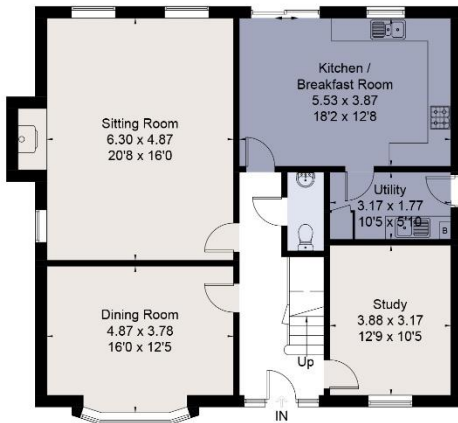
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	62	76
EU Directive 2002/91/EC		

Approximate Area = 283.8 sq m / 3054 sq ft  
 Garage = 32.6 sq m / 351 sq ft  
 Total = 316.4 sq m / 3405 sq ft  
 Including Limited Use Area (27.7 sq m / 298 sq ft)

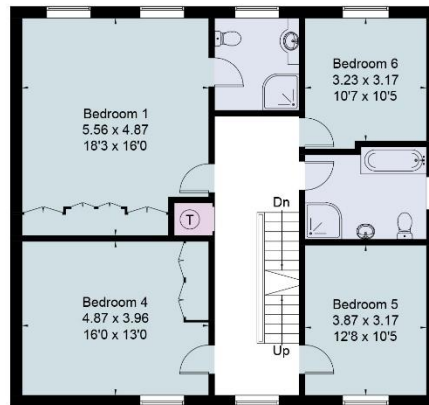


(Not Shown In Actual Location / Orientation)



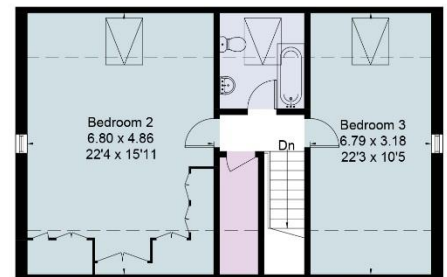
Ground Floor

Area = 107.4 sq m / 1156 sq ft  
 (Limited Use Area = 3 sq m / 32 sq ft)



First Floor

Area = 105 sq m / 1130 sq ft  
 (Limited Use Area = 2.1 sq m / 23 sq ft)



Second Floor

Area = 71.4 sq m / 768 sq ft  
 (Limited Use Area = 22.6 sq m / 243 sq ft)

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.



