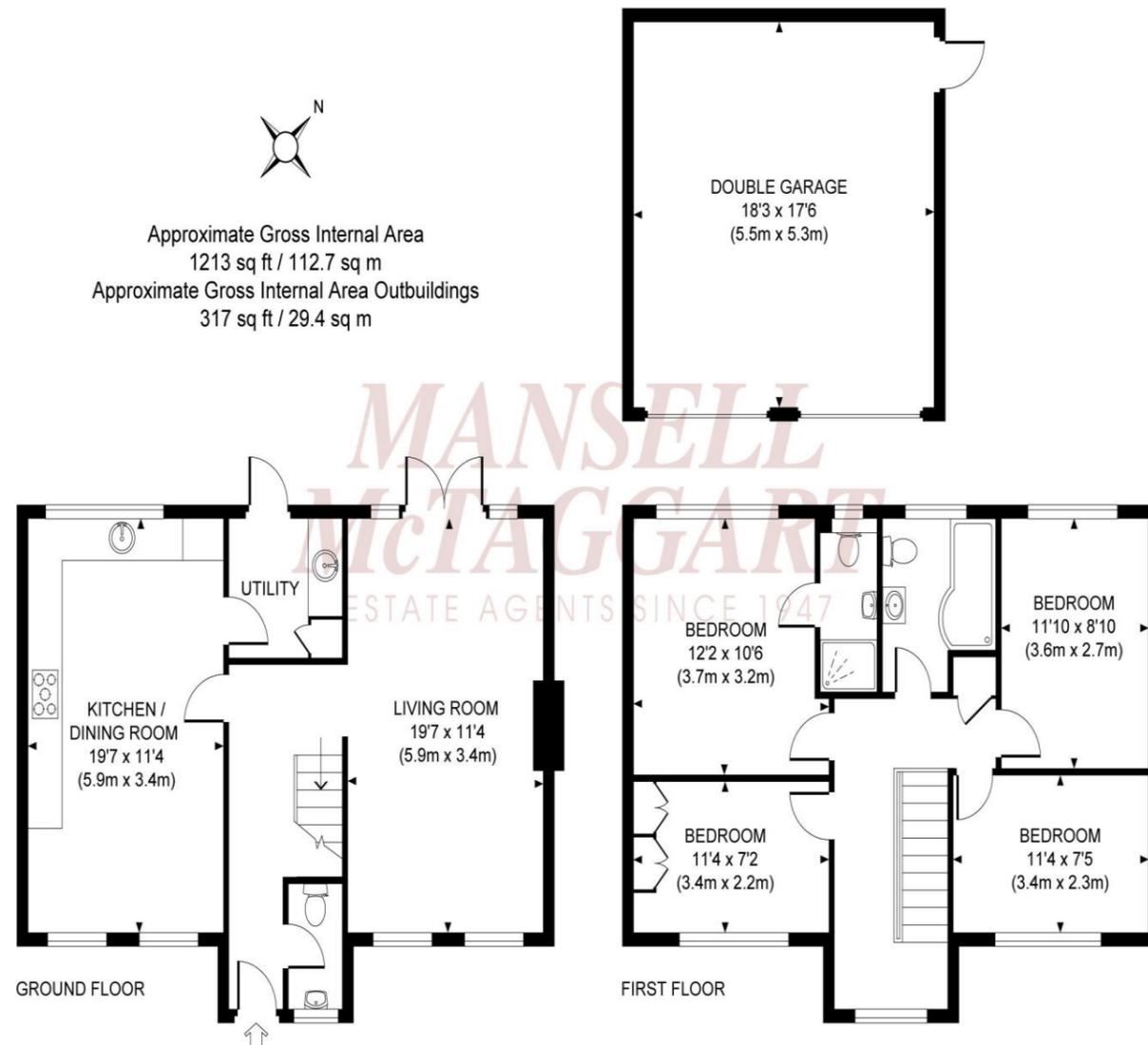


*the floorplan...*

*A well presented 4 bedroom detached family house  
with the benefit of a double garage.*

£550,000  
Freehold

18 Withy Bush, Burgess Hill,  
West Sussex RH15 8TT



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*more details from...*

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## *in brief...*

- Entrance Hall & Cloakroom
- Living Room
- Kitchen/Dining Room
- Master Bedroom & Ensuite
- 3 Further Bedrooms
- Bathroom
- Private Driveway & Double Garage
- West Facing Rear Garden
- Council Tax Band F
- EPC Rating D



*A prominently situated 4 bedroom detached family home with a west facing rear garden and a double garage.*

## *in more detail...*

A well presented 4 bedroom detached family house prominently situated in this residential close with the benefit of a double garage. The property was built in 1990 and our vendors have been in residence since new, having reconfigured the ground floor accommodation to create a full width kitchen/dining room. Situated on the West End Meadows development within a moments walk of St Pauls Catholic College, the Triangle Leisure Centre, The Woolpack Pub and Tesco Express convenience store. The accommodation includes an entrance hall with stairs to the first floor and a cloakroom leading off it. The living room spans the length of the house being dual aspect with double doors to the rear garden, benefitting from a feature polished cast iron fireplace with a contemporary stone surround. The kitchen/dining room also spans the length of the house and is dual aspect, comprehensively fitted with a range of cupboards complemented by integrated cooking appliances and a dishwasher. There is a separate utility room with a door to the garden, a sink unit and plumbing for a washing machine.

From the part galleried landing there is a master bedroom with refitted ensuite shower room. There are 3 further bedrooms and a bathroom refitted with a white suite.

Outside a tarmac driveway for 3 cars leads to the detached pitched roof double garage with ample eaves storage and a personal door. A side gate opens to the 36' wide x 33' deep west facing rear garden. A full width patio abuts the house with a shed to one side, enclosed by a retaining wall with the remainder mainly laid to lawn surrounded by flower and shrub borders. A pathway partially covered by a pergola leads to the garage.

Benefits include gas fired central heating (the Worcester combination boiler new in 2017 is located in the utility room) and uPVC framed double glazed windows.



## *the location...*

Burgess Hill is surrounded by picturesque countryside and historic landmarks; offering plenty of local amenities; with great connections via road, rail and air. The town centre offers a variety of shops, cafés and restaurants; there is a local cinema, playgrounds and parkland, sporting facilities including the popular Triangle Leisure Centre and clubs for anything from bowls to yoga. For families looking to move, Burgess Hill is an ideal choice with good schools, plenty of outside space and activities to keep families of all ages entertained.

**Well Connected** There is so much within easy reach, from the city of Brighton, to historical Lewes, to the far reaching South Downs. Easy access to London and Brighton ensures family days out are popular and commuters are well catered for. There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and it is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or north to Pease Pottage to pick up the M23 for the M25.

**Schools:** The Gattons Infant School 0.6 mile & Southway Junior School 0.7 mile. St Pauls Catholic College 0.5 mile. **N.B Please note that catchment areas need to be confirmed.**

**Stations:** Burgess Hill Mainline Railway Station (London Victoria/London Bridge approximately 54 minutes & Brighton 20 minutes) 1.6 miles.

## *worth bearing in mind...*

Situated in this popular residential close within easy walking distance of St Pauls Catholic College and the Triangle Leisure Centre.

