



Connells

Hawthorn Close  
BURGESS HILL



## Property Description

A sought after five bedroom detached family home, positioned in a cul de sac and benefiting from rolling views of the countryside to the rear.

Situated on the North East side of Burgess Hill, giving access to Wivelsfield main line train station, countryside walks and the A23/M23 commuter route to London, Gatwick and Brighton.

Property comprises, entrance hallway, lounge, conservatory, snug/office, kitchen/diner and cloakroom to the ground floor,

Upstairs has five bedrooms two with en-suite, plus family bathroom,

Outside has ample off-road parking and a double garage both with electric doors, private rear garden with decking area and entertaining area.

There is a comprehensive alarm system and a four camera external CCTV system.

Burgess Hill town centre with its comprehensive range of shops, bars, restaurants, cinema and additional railway station is approximately 1.5 miles away.

## Ground Floor

### Entrance Hall

Double glazed entrance door to front, solid oak wood flooring, radiator, stairs to first floor.

### Cloakroom

Double glazed window to side, wash basin, low level w.c., chrome ladder style heated towel rail, tiled flooring.

### Living Room

18' 10" x 12' 4" ( 5.74m x 3.76m )  
Double glazed bay window to front, log burner with surround, solid oak wood flooring, two radiators, understairs storage cupboard.

### Snug / Office

9' 10" x 9' 4" ( 3.00m x 2.84m )  
Double glazed window to front, solid oak wood flooring, radiator.

### Kitchen / Dining Room

23' 6" x 12' 9" ( 7.16m x 3.89m )  
Double glazed windows to front and side, access door to garage. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over and task lighting under, stainless steel one and half bowl sink/drain, built in gas hob with cooker-hood over, two integrated fridges, two integrated freezers, built in electric double oven, integrated washing machine, integrated tumble dryer, integrated dishwasher, floating breakfast island, vinyl flooring. Chrome slatted panel radiator to dining area.

## Conservatory

10' 4" x 9' 7" ( 3.15m x 2.92m )

Double glazed windows to rear and sides, double glazed french doors to garden, radiator, solid oak wood flooring.

## First Floor

## Landing

Double glazed windows to rear and side, airing cupboard, access to loft via ladder, fitted carpet.

## Bedroom One

13' x 9' 11" ( 3.96m x 3.02m )

Double glazed window to front, radiator, wood laminate flooring, door to:

## En-Suite

Double glazed window to side, shower cubicle with wall mounted power shower, low level w.c., wash basin, radiator, tiled flooring.

## Bedroom Two

12' 10" x 10' ( 3.91m x 3.05m )

With a separate staircase offering privacy from the remainder of the house, double glazed window to rear, radiator, wood laminate flooring, door to:

## En-Suite

With tubular sky tunnel offering a wealth of light, shower cubicle with wall mounted power shower, low level w.c., wash basin, chrome ladder style heated towel rail, extractor fan, vinyl flooring.

## Bedroom Three

11' 7" x 9' 4" ( 3.53m x 2.84m )

Double glazed window to front, radiator, wood laminate flooring.

## Bedroom Four

9' 8" x 6' 9" ( 2.95m x 2.06m )

Double glazed window to front, radiator, wood laminate flooring.

## Bedroom Five

9' 9" x 6' 10" ( 2.97m x 2.08m )

Double glazed window to rear, radiator, wood laminate flooring.

## Bathroom

Corner Jacuzzi bath, wall mounted power shower, pedestal wash basin, low level w.c., chrome ladder style heated towel rail, extractor fan, tiled flooring.

## Outside

## Front Of Property

Driveway parking for four vehicles, electric car charging point, area of lawn, car port with lighting.

## Rear Garden

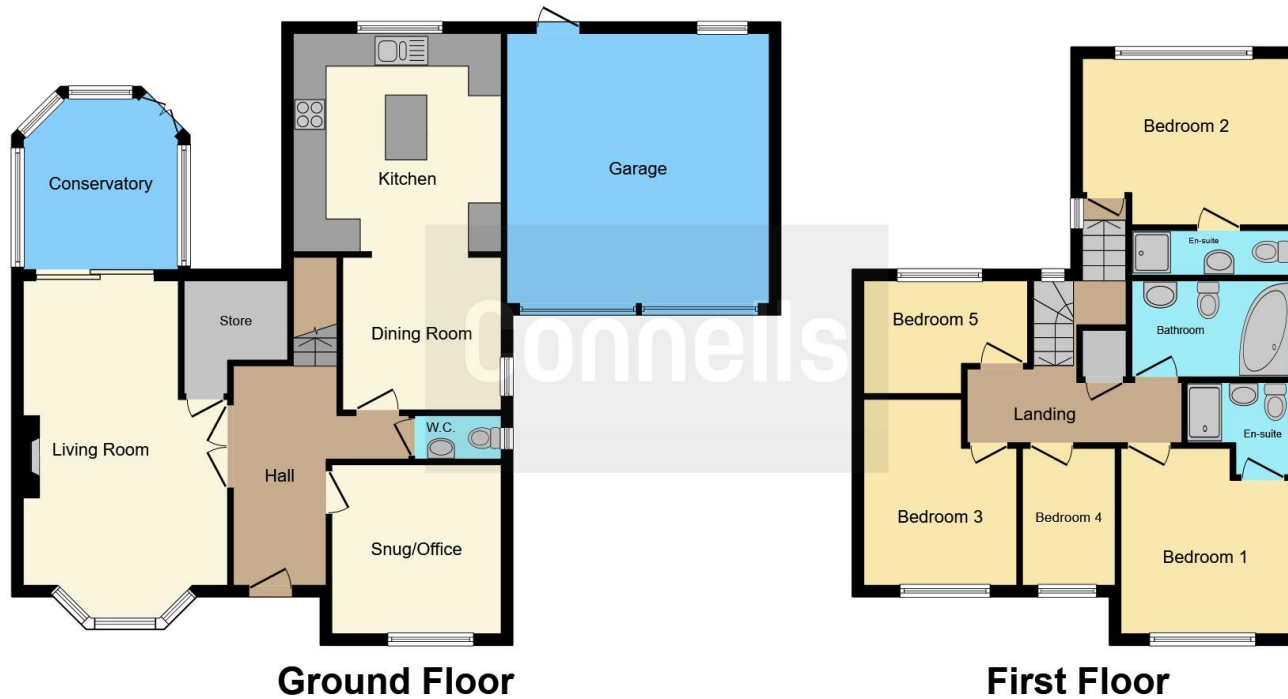
A private enclosed garden with artificial grass and sleeper borders, decking area, corner entertaining area with heaters and light, garden shed, water irrigation system.

## Double Garage

16' x 16' ( 4.88m x 4.88m )

Electric up and over doors, power and light, butler sink.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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