



Connells

Rolfe Drive
BURGESS HILL



Property Description

A stunning five bedroom detached family home situated on the ever popular Folders Lane development and comprising in brief: entrance hall, downstairs shower room, bedroom, living room, family room, kitchen and utility room to the ground floor.

The first floor offers access to loft with pull down ladder, four bedrooms and family bathroom.

Outside benefits from driveway parking for several vehicles to the front with electric vehicle charging point, solar panels to the roof and a low maintenance rear garden with separate social areas perfect for entertaining and al-fresco dining.

The property is approximately one mile walk from Burgess Hill town centre with its comprehensive range of shops, bars, restaurants, cinema and main line railway station offering regular services to London, Gatwick Airport and the South Coast.

Internal viewings are highly recommended to appreciate this property in full.

Entrance Hall

Double glazed entrance door to front, stairs to first floor, understairs storage, engineered oak wood flooring.

Shower Room

Double glazed window to side, double shower cubicle, low level w.c., wash basin, extractor fan, radiator, tiled flooring.

Living Room

16' 8" into bay x 11' 11" (5.08m into bay x 3.63m)

Double glazed bay window to front, radiator, log burner, engineered oak wood flooring.

Family Room

Two bi-folding doors to garden, two radiators, tile effect vinyl flooring.

Kitchen

18' 4" x 10' 11" (5.59m x 3.33m)

A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, one and half bowl sink/drainers, built in gas hob with cooker-hood over, built in double electric oven, space for fridge/freezer, space for dishwasher, understairs storage cupboard, tile effect laminate flooring.

Utility Room

14' 9" x 7' 7" (4.50m x 2.31m)

Double glazed window to rear, double glazed access door to garden, wall and base units, stainless steel sink, space for washing machine and tumble dryer, storage cupboard, airing cupboard, chrome ladder style radiator, tile effect laminate flooring.

Bedroom Five

10' 8" x 8' 3" (3.25m x 2.51m)

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

Landing

Access to loft via pull down ladder, engineered oak wood flooring.

Bedroom One

14' 3" x 10' 9" (4.34m x 3.28m)

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

Bedroom Two

16' 10" x 9' 2" (5.13m x 2.79m)

Double glazed windows to front and rear, radiator, engineered oak wood flooring.

Bedroom Three

11' 7" x 8' 3" (3.53m x 2.51m)

Double glazed window to rear, radiator, engineered oak wood flooring.

Bedroom Four

7' 4" x 6' 7" (2.24m x 2.01m)

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

Bathroom

Double glazed window to rear, roll top bath, walk in shower cubicle, low level w.c., wash basin with storage beneath, radiator, tiled flooring with underfloor heating.

Outside Front

Resin driveway providing off-road parking and electric vehicle charging point, side access to rear.

Garden

A sociable, private, enclosed low maintenance garden with areas of patio and dining areas, covered area with electric awning, garden light.

Burgess Hill Information

Burgess Hill is situated in the Sussex Weald, 10 miles (16 km) north of Brighton, and about 4.5 miles (7.2 km) south of Haywards Heath. Lewes, in East Sussex, is 12 miles (19 km) southeast of Burgess Hill, and the larger town of Horsham is 15 miles (24 km) to the northwest. Crawley, a major settlement is 13 miles (21 km) to the north, and Gatwick Airport is 16 miles (26 km) in the same direction.

The amenities and shopping services in Burgess Hill are also well used by the surrounding villages. The larger villages of Hassocks and Hurstpierpoint are 5 to 10 minutes drive away from the town centre, to the south and southwest respectively. Albourne, Ansty, Bolney, Clayton, Ditchling, Ditchling Common, East Chiltington, Goddards Green, Hickstead, Jacob's Post, Keymer, Plumpton, Plumpton Green, Sayers Common, Streat, Twineham, Westmeston, Wivelsfield (which has given its name to a railway station in Burgess Hill), and Wivelsfield Green are other nearby villages.





Ground Floor



First Floor

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

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EPC Rating: C

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Tenure: Freehold



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