

11 Sycamore Drive, Burgess Hill, RH15 0GG

What We Like.

- * Vacant possession.
- * Spacious well presented accommodation throughout.
- * Attractive, enclosed rear garden.
- * Separate reception rooms.
- * Family bathroom, en-suite and cloakroom
- * Kitchen/breakfast room with separate utility.

The House.

This is a fine four bedroom detached house built by Crest Nicholson located in a prime courtyard position on a highly regarded development off of Folders Lane. The light, spacious accommodation is arranged over two floors and is considered to be in very good order throughout. Outside there are attractive gardens to both front and rear as well as a driveway affording off road parking that leads to a detached single garage. Folders Lane is widely recognized as one of Burgess Hill's most favored locations being conveniently located to all the towns comprehensive facilities yet adjacent to both open countryside and the South Downs.

Ground Floor.

The spacious entrance hall has a feature turned staircase leading to the first floor and a modern cloakroom/wc. Doors off of the hall lead into the living room, dining room and kitchen/breakfast room. The attractive living room is dual aspect has a feature fireplace and french doors that open onto the rear garden. There are glazed double doors into the dining room which again is dual aspect and has a box bay window to the front. The kitchen/breakfast room is very well fitted with a good range of wall and floor units as well as integrated appliances. There is space for a dining room table with chairs and double doors open onto the attractive rear garden. Adjoining the kitchen is the utility room with a sink unit, space and services for appliances and a door onto the side.

First Floor.

The attractive landing area offers a window to the front and access to all rooms on the first floor as well as a storage cupboard and the hatch to the part boarded roof space with ladder and light. The main bedroom provides views over the rear garden, an en-suite shower room and a comprehensive range of built in wardrobes. There are three further bedrooms served by the family bathroom.



Gardens and Parking.

Outside the property enjoys attractive gardens to both the front and rear. The secluded rear garden is a particular feature with areas of level lawn and paved patios relieved by beds and borders stocked with plants, shrubs and trees. There is gated access to the side and front and a lightly wooded aspect to the west facing side. To the front is a neat area of garden which has a pleasant area of lawn with mature trees and a mature hedge beyond. To the rear is a driveway affording off road parking that leads to the single detached garage.

Further Attributes.

Further attributes include gas central heating, double glazing and fitted blinds throughout.

Location.

Sycamore Drive in Folders Keep is situated on the south eastern outskirts of Burgess Hill but still offers easy access to the town centre with its wide variety of facilities including a Waitrose supermarket. Burgess Hill's main line railway station is within walking distance whilst Wivelsfield station is also within easy striking distance, as are the Triangle Leisure Centre and the A23 link road. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

The Finer Details

Tenure, Freehold
Title, WSX324089
Local Authority, Mid Sussex District Council
Council Tax Band, F
Broadband, Ultrafast up to 1,000 Mbps

INTERNAL VIEWING IS HIGHLY RECOMMENDED, STRICTLY BY APPOINTMENT.

