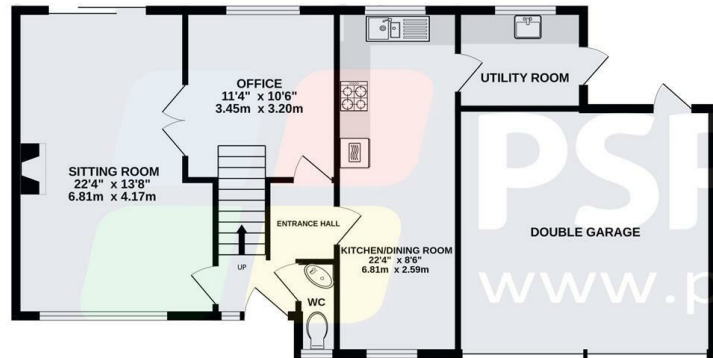
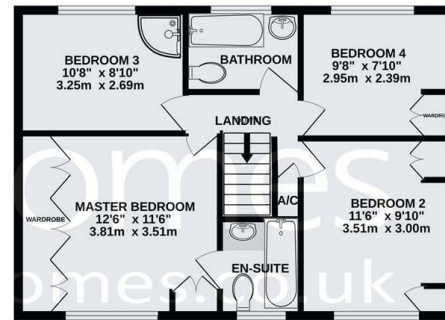


GROUND FLOOR
904 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.

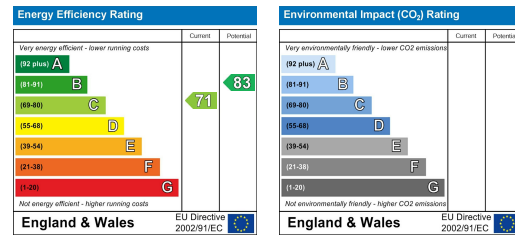


TOTAL FLOOR AREA : 1462 sq.ft. (135.8 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2024



5 Cox Grove, Burgess Hill, West Sussex, RH15 8TH

Price £675,000 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

www.psphomes.co.uk



5 Cox Grove, Burgess Hill, West Sussex, RH15 8TH

What We Like.

- * Very attractive position within exclusive close.
- * Wooded aspect to the rear with playing fields beyond.
- * Attached double garage
- * Ample off road parking with room to one side for motor home/caravan.
- * Light spacious accommodation throughout.
- * Very conveniently located.

The House.

An opportunity to purchase a fine detached home that enjoys a prime position within a small, exclusive close. The property benefits from both a generous plot and an attractive outlook to the rear over woodland and playing fields beyond. The accommodation is light and spacious being very well presented throughout. Highlights include an impressive dual aspect living room with a separate adjoining office, four sizable bedrooms, as well as a fitted kitchen with comfortable dining area and a family bathroom with additional full en-suite facilities to the principal bedroom. The gardens and grounds are a particular feature and enjoy a wonderful wooded aspect to the rear. Cox Grove is a quiet, exclusive close that is conveniently located to take advantage of all Burgess Hill's comprehensive facilities.

The Ground Floor.

The inviting entrance hall has a cloakroom/wc as well as the staircase rising to the first floor. The generously sized living room is dual aspect with sliding patio doors onto the attractive rear garden. Double doors lead into the office which also looks onto the garden at the rear. The kitchen/dining room runs from the front to the rear, is fitted with a comprehensive range of units and is complemented with work surfaces and integrated gas double oven and hob. The dining area overlooks the front and offers space for a good size table and chairs. Off of the kitchen is the utility room with matching units, sink unit, space for appliances, a wall mounted gas fired boiler (fitted May 2022) and a door leading out to the rear.

The First Floor.

The first floor provides the main bedroom with its comprehensive range of fitted furniture and full en-suite facilities, bedroom two, also a good size double with fitted furniture, a third double bedroom with enclosed shower and the fourth bedroom being a good size single again with fitted bedroom furniture. The modern family bathroom completes the first floor accommodation.

Gardens, Grounds and Parking.

The property benefits from a good size plot with both the front and rear gardens being of a generous size. To the front is a large block paved driveway affording off road parking for numerous cars. This extends one side and would accommodate a large vehicle such as a motorhome/caravan. There is also a level area of gravel and lawned borders stocked with mature shrubs and trees. There is gated access from either side to the rear. The attractive enclosed rear garden faces due west is landscaped with areas of level lawn and paved patio relieved by beds and borders stocked with mature plants and shrubs. There is also a very useful large insulated timber shed/workroom. Light woodland and playing fields offer a very pleasant backdrop behind the property.



Further Attributes.

Further attributes include gas fired central heating and double glazing throughout.

Location.

Cox Grove is a small, quiet close that lies off Wisden Avenue leading to Sussex Way with convenient access to town and to the A23. The location is popular amongst families and is within easy walk of the highly regarded St Pauls Catholic College (11-18 years). For every day essentials you have a Tesco Express Convenience Store and Day Lewis Pharmacy nearby at the top of Gatehouse Lane. For more extensive shopping, Burgess Hill offers a choice of three supermarkets in the form of Waitrose, Tesco and Lidl.

The 17th century Woolpack gastropub is a short walk and provides a lovely garden and a renowned Sunday Roast.

The Triangle Leisure Centre is under half a mile distance on foot and offers two swimming pools, gym and a range of classes. Pure Gym is a mile away on London Road.

The property is well positioned to access the A23(M) which lies just under three miles east. For rail connections, the town offers two mainline stations. Burgess Hill Station is 1.5 miles distant and provides regular services to London (Victoria/London Bridge in 50 mins), Gatwick Airport and Brighton.

The Finer Details.

Tenure: Freehold

Title Number: WSX131543

Local Authority: Mid Sussex District Council

Council Tax Band: F

Available Broadband Speed: Ultrafast (up to 1000mbps download)

We believe this information is correct but recommend checking details personally.

