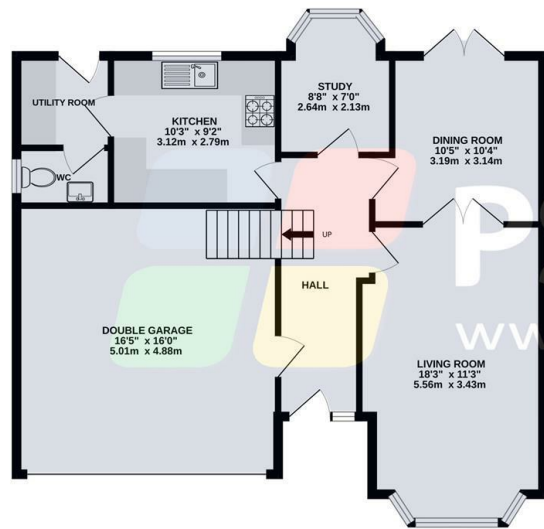
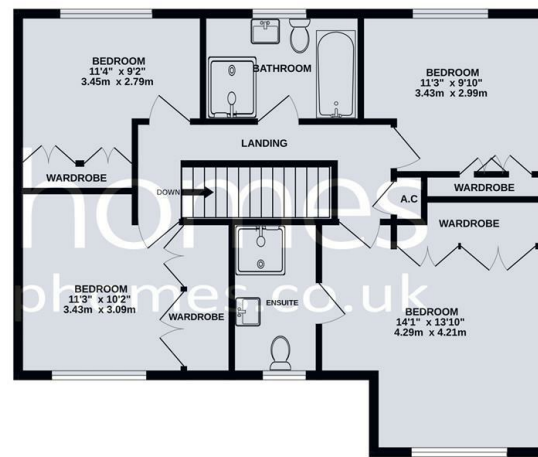


GROUND FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR  
762 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 1603 sq.ft. (148.9 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2024



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	



16 Bramble Gardens, Burgess Hill, RH15 8UQ

Price £660,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES  
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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.



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## 16 Bramble Gardens, Burgess Hill, RH15 8UQ

Detached family home

Double Garage

Off Road Parking

Garden Studio

Modern kitchen with utility room

Family bathroom and en-suite shower room

No onward chain

### The House

A spacious detached family home located in a quiet desirable development of Burgess Hill, within walking distance of local amenities including shops, schools and Triangle Leisure Centre. The property is decorated to clean neutral colour scheme throughout with ample parking and double garage to the front. To the rear is private landscaped garden benefitting from a spacious garden studio with electricity providing flexibility to use in a number of ways.

### Ground Floor

Access via storm porch the front door opens to a welcoming entrance hall with doors leading all reception rooms and integral double garage. From the entrance hall doors lead to a spacious living room with bay windows to the front and double doors opening to dining room, which can also be access via the entrance hall with doors leading to the rear garden, a study/playroom with views across the garden. The modern kitchen provides ample storage, with quartz worktops and spaces for kitchen appliances. From the kitchen leads to the utility room with rear access and downstairs cloakroom.

### First Floor

Access via staircase leading the first floor provides landing with storage cupboard with doors leading to the bedrooms and family bathroom. The spacious main bedroom provide built in wardrobes and access to en-suite shower room. The three further bedrooms are all double bedrooms and all benefit from built in wardrobes. The modern family bathroom has been fitted in recent years to provide a bath, wc, wash basin and separate shower unit.



### Outside

To the front the property provides range of mature shrubs including wisteria climbing to the front and side of the house, off road parking for a number of cars, access to double garage with electric roller door and side gated access. The rear garden provides large terrace area, mainly laid to lawn with range of mature shrubs and a large garden studio, set up with electricity supply making an ideal home office, gym or occasional bedroom.

### Further Attributes

All decorated to a clean neutral colour scheme throughout highlights include window shutters and oak internal doors to ground floor. Further attributes include gas central heating, double glazing throughout and being sold with no onward chain.

### Location

The property is situated in a quiet corner of Bramble Gardens a sought after residential road located on the western outskirts of Burgess Hill. The property is very conveniently located to take advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are easy to access. Both the town's mainline stations are within two miles whilst the town centre with its wide variety of amenities including a Waitrose Supermarket is within striking distance. 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 Number: WSX210342

Local Authority: Mid Sussex District Council

Council Tax Band: F

Available Broadband Speed; Ultrafast (up to 1000mbps)

