

14 Freeks Lane, Burgess Hill, RH15 8DG

Price £299,950 Freehold

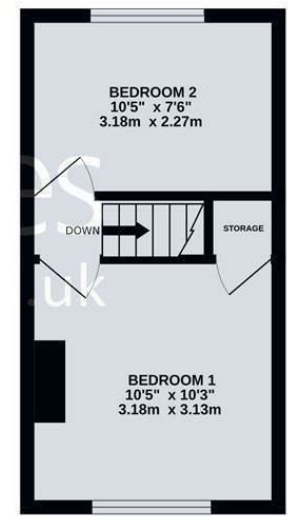
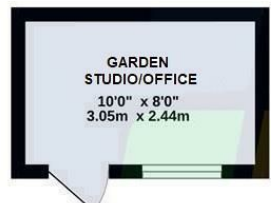
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GARDEN ROOM  
66 sq.ft. (6.1 sq.m.) approx.

GROUND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.

1ST FLOOR  
207 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.3 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92-100) <b>A</b>                           |                         | (02-10) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (11-20) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (21-30) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (31-40) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (41-50) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (51-60) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (71-80) <b>G</b>  |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |



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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.

## 14 Freeks Lane, Burgess Hill, RH15 8DG

What We Like.

- \* Charming period cottage.
- \* Feature kitchen/dining room.
- \* Bi-fold doors onto attractive rear garden.
- \* Two double bedrooms.
- \* Very convenient lane location.
- \* Purpose built garden studio/office.
- \* No onward chain.

### The Property.

A charming period cottage that has been improved and updated to provide well appointed accommodation throughout. Highlights include a fine kitchen/dining room, separate living room, two double bedrooms and a modern bathroom. To the outside is an attractive landscaped rear garden with fully functioning garden room/office. The property is located in Freeks Lane which is very conveniently located to take advantage of all Burgess Hill's comprehensive facilities.

### The Ground Floor.

An entrance porch leads into the living room which has a feature chimney breast with fitted cupboards and shelves. A staircase rises to the first floor with display shelves below. The modern kitchen/dining room is fitted with a comprehensive range of wall and floor units complemented with ample worksurfaces, integrated appliances and further space and services for appliances. There is space for a dining room table and chairs and features a bi-fold door which leads onto the attractive rear garden. Wood laminate flooring runs throughout the living room and kitchen dining room. A bathroom fitted with a modern suite completes the ground floor accommodation.

### The First Floor.

The first floor comprises of a landing and two double bedrooms with the main bedroom having a built-in wardrobe with a hatch access to the roof space.

### Gardens and Parking.

The attractive landscaped rear garden offers areas of sandstone patio relieved by beds and borders. To the front of the property is an area for bin storage. There is ample on-street parking within the lane.



### Garden Studio/Office.

Located at the end of the landscaped garden, the garden studio/office is a purpose built fully insulated space with electric heating, double glazed uPVC windows and integrated TV, internet and phone package connected to the main house.

### Further Benefits.

Further benefits include gas central heating and replacement double glazing.

### Location.

Freeks Lane is a very popular residential location. The town centre and both main line stations are within a reasonable walk whilst the Lidl superstore is literally around the corner. Excellent private and state schools are easily accessible. The A23 link road and Triangle Leisure Centre are approximately one mile distant. 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: WSX157090

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed: Ultrafast (up to 910mbps)

