



TOTAL AREA EXCLUDING GARAGE 2,075 SQ.FT.
 TOTAL FLOOR AREA : 2377 sq.ft. (220.8 sq.m.) approx.
 Plans for illustration purposes only. Intending purchasers should check measurements personally.
 Made with Metroplex ©2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	82	79	80



9 Wintons Close, Burgess Hill, RH15 0FX

Price £950,000 Freehold



W psphomes.co.uk **f** /PSPhomes **@** @PSPhomes

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.



@ @PSPhomes
f /PSPhomes
W psphomes.co.uk

9 Wintons Close, Burgess Hill, RH15 0FX

What We Like.

- * Very high specification with quality appliances and fittings throughout.
- * Stunning kitchen/dining room.
- * Four double bedrooms with two en-suites.
- * Large driveway with double detached oak framed garage.
- * Secluded south facing rear garden.
- * Private location off Folders Lane.

The Property.

A fine detached property built around 2010 located in a small select close off Folders Lane. Formerly the show house this beautifully appointed home is presented to the market to a very high specification throughout. Individual highlights of the accommodation include a stunning kitchen/dining room, a separate sitting room with bay window opening onto the sunny south facing rear garden and four double bedrooms, two of which benefit from en-suite facilities. Outside the property is approached by double gates that open onto a large driveway affording off road parking for several vehicles that leads to the detached oak framed double garage. To the rear is a private enclosed south facing garden. Wintons Close off Folders Lane is very conveniently located to the town centre, well regarded private and state schools and is a comfortable walk to the main line station.

The Ground Floor.

The impressive reception hall has Karndean flooring, a staircase rising to the first floor, cloakroom with modern suite, a deep wardrobe/storage cupboard and doors opening onto both reception rooms and the kitchen/dining room. The sitting room features a centre piece fireplace as well as a bay window with French doors opening onto the south facing rear garden. The stunning kitchen/dining room is fitted with a contemporary white units having ample granite worksurfaces and quality fitted appliances including a Qettle tap. The kitchen is complemented by a concealed utility room. There is a dining room area with space for a table and chairs. There are doors onto the rear and side as well as Porcelanosa tiled flooring throughout. The dual aspect study/bedroom five has Karndean flooring and completes the ground floor accommodation.

The First Floor.

The first floor landing has a pull down hatch to the roof space and doors opening onto the four double bedrooms and family bathroom. Both bedrooms one and two have modern en-suites as well as fitted bedroom wardrobes. Both bedrooms three and four also benefit from fitted wardrobes and are served by the modern family bathroom.



Gardens and Parking.

The front of the property is approached by double gates and beyond this is a large area of paved driveway affording off road parking for several cars. This leads to the detached double oak framed garage with light, power and ample storage to the boarded roof space. Beyond this there are areas of lawn relieved and screened by mature trees and shrubs boarded by rail and post fencing. Gated access to one side leads to the sunny south facing rear garden with lawn and patio areas boarded by fencing and brick garden walls with mature trees.

Further Attributes.

Among the many further benefits of this property are double glazing and smart Hive gas fired central heating.

Location.

Wintons Close off Folders Lane is very conveniently located to the town centre, well regarded private and state schools and is a comfortable (10 min) walk to the main line station. The town centre has a wide variety of facilities including a Waitrose supermarket. The Triangle Leisure Centre and the A23 link road are 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: WSX338910
Local Authority: Mid Sussex District Council
Council Tax Band: G
Available Broadband Speed: Ultrafast (up to 1000 mbps)
Plot Size: 0.16 Acres

