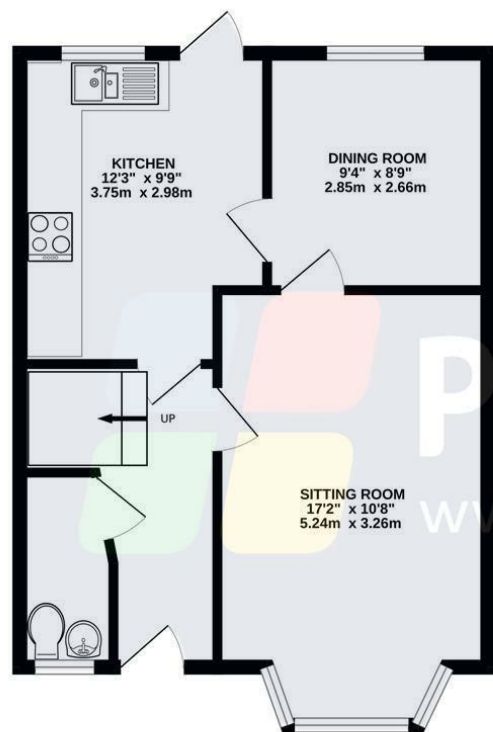
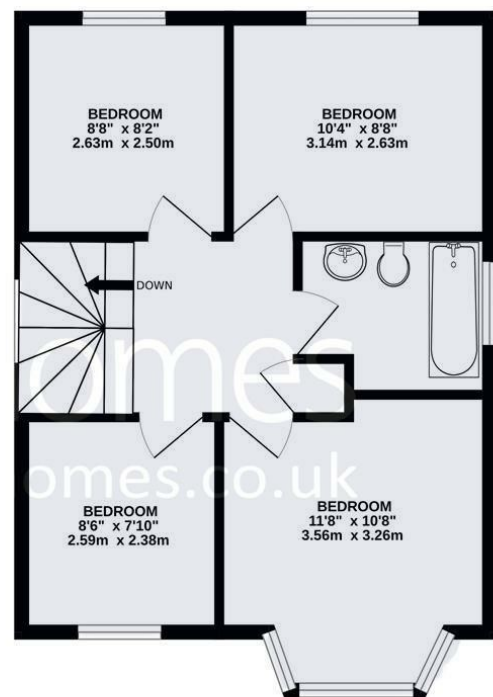


GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



4 The Brooks, Burgess Hill, RH15 8TR

Guide Price £525,000 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
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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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4 The Brooks, Burgess Hill, RH15 8TR

What we like;

Detached house

Off road parking

Garage with electric roller door

Mature rear garden

Very well presented throughout

Quiet and desirable location

The House

A very well presented four bedroom detached house with off road parking, garage and large garden. Located in a quiet and desirable road of Burgess Hill, The Brooks is conveniently located within easy reach of The Triangle Leisure Centre, St Paul's secondary school and Burgess Hill town centre and mainline train station.

Ground Floor

The ground floor comprises welcoming entrance hall with doors leading to downstairs cloakroom, kitchen and living room. The spacious living room provides bay window with featured gas fire place and doors leading to the dining room with views across the rear garden and doors to the kitchen. The kitchen provides ample storage, worktop space integrated oven and hob, space for large fridge/freezer, under stairs storage and rear door leading to the garden.

First Floor

The first floor comprises landing with airing cupboard, access to loft and doors leading to the main bedroom with bay window and built in wardrobes, three further bedrooms and a modern family bathroom. The bathroom has been fitted in recent years and features bath, with shower over bath, wash basin, wc and heated towel rail.



Outside

To the front is a mature front garden, mainly laid to lawn with range of mature shrubs, off road parking and access to garage with electric roller doors. The rear garden provides large terrace area fitted in 2023, mainly laid to lawn with a range of mature shrubs whilst backing to mature woodlands to the rear of the property. The garden also provides a shed, summer house, side gated access and rear access to the garage.

Location

The property is situated in a quiet corner of The Brooks, 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 1.2 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.

Further Attributes

Further attributes include gas central heating with Hive system in place, double glazing and very well presented throughout.

