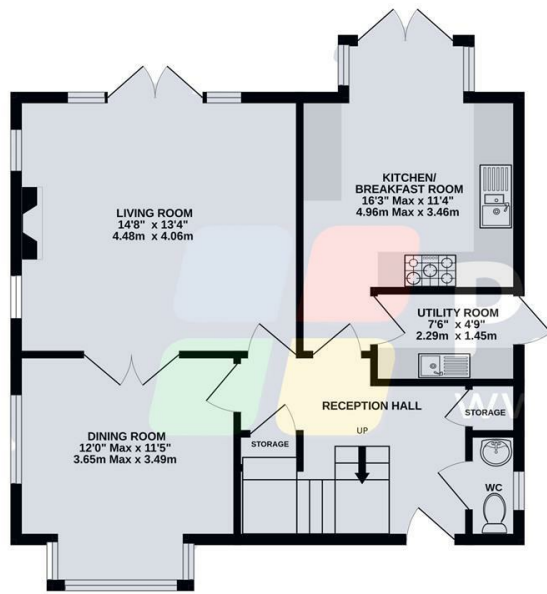
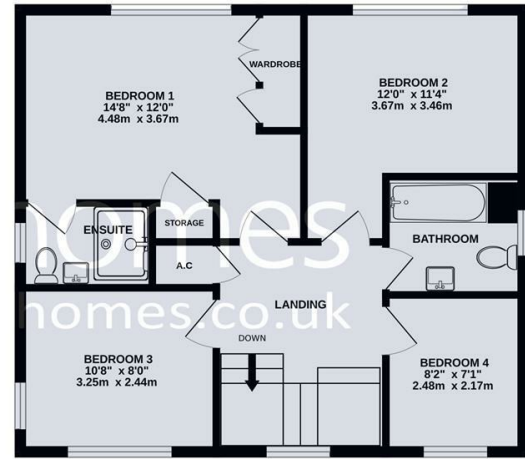


GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1255sq.ft. (116.6 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	



6 Sycamore Drive, Burgess Hill, RH15 0GH

Price £685,000 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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6 Sycamore Drive, Burgess Hill, RH15 0GH

What We Like.

- * Highly regarded Folders Keep location.
- * Attractive and good size rear garden.
- * Block paved driveway for four vehicles leading to a double garage.
- * Immaculately presented throughout.
- * Modern kitchen, bathroom and en-suite.
- * Convenient to all the towns amenities and Ditchling Common Country Park.

The Property.

An immaculate and beautifully presented detached home located in a prime position within a highly desirable residential development. The accommodation has been very well maintained by the present owners and is light and spacious throughout. Highlights include, separate reception rooms, a fine fitted kitchen/breakfast room with adjoining utility room, good size bedrooms and en-suite facilities. Outside is a very attractive enclosed rear garden as well as a double garage with driveway parking for four vehicles. Sycamore Drive is situated off Folders Lane and provides convenient access to Burgess Hill's comprehensive facilities and Ditchling Common Country Park.

Ground Floor Accommodation.

The welcoming reception hall provides a staircase rising to the first floor, two storage cupboards and a cloakroom with a modern fitted suite. There are two separate reception rooms with double doors opening onto each other. The living room has French Doors that open onto the attractive rear garden as well as a feature fireplace. The dining room is dual aspect with a bay window to the front and can accommodate a large table with chairs. Beyond this is the fine kitchen/breakfast room fitted with a comprehensive range of wall and floor units as well as integrated appliances and a five ring range. There is space for a dining table and chairs and French Doors open onto the attractive rear garden. Adjacent to the kitchen is the utility room, fitted with matching units having space and services for appliances and a modern wall mounted gas fired boiler refitted in 2022. A door leads out to the side.

First Floor Accommodation.

The landing has a hatch to the generous roof space as well as a built in airing cupboard. The main bedroom provides built in bedroom wardrobes and a modern en-suite shower room. There are three further good size bedrooms all served by the modern family bathroom.



Gardens and Parking.

A particular feature of the property is the most attractive rear garden. North facing and enclosed by brick garden walls and panel fencing, there are areas of formal lawn with shaped sandstone terrace relieved by beds and borders stocked with an array of mature plants, shrubs and trees. Further circular patio area, summer house, greenhouse, raised garden pond, door into the garage. To the front and side of the property are further areas of well tended garden. There is a block paved driveway for four vehicles that leads to the double garage. There are two up and over doors, power and light, workshop area, fitted shelves and ample eaves storage.

Location.

Sycamore Drive in Folders Keep is situated on the south eastern outskirts of Burgess Hill but still offers easy access to the town centre with its wide variety of facilities including a Waitrose supermarket. Burgess Hill's main line railway station is within walking distance whilst Wivelsfield station is also within easy striking distance, as are the Triangle Leisure Centre and the A23 link road. 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 modern gas central heating and double glazing throughout.

The Finer Details.

Tenure, Freehold
Title, WSX315502
Local Authority, Mid Sussex District Council
Council Tax Band, F
Broadband, Ultrafast up to 1,000 Mbps

INTERNAL VIEWING IS HIGHLY RECOMMENDED, STRICTLY BY APPOINTMENT.

