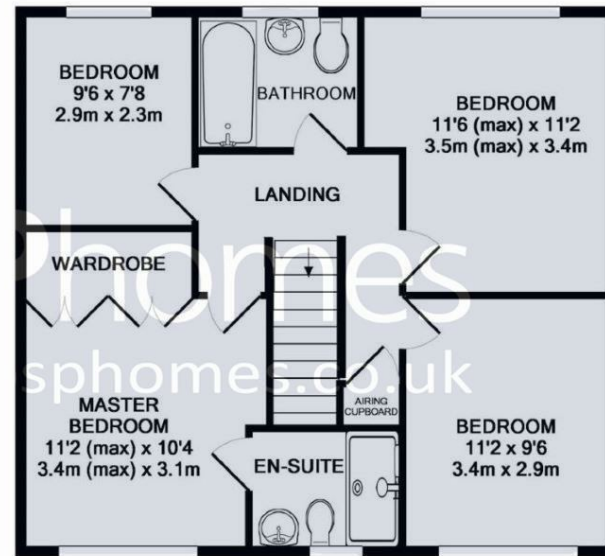


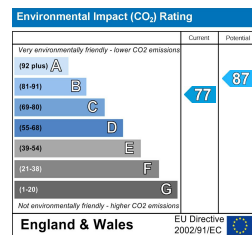
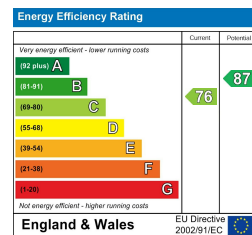


GROUND FLOOR
APPROX. FLOOR
AREA 626 SQ.FT.
(58.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 616 SQ.FT.
(57.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1242 SQ.FT. (115.4 SQ.M.)
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2013



41 Sycamore Drive, Burgess Hill, West Sussex, RH15 0GG

Guide Price £625,000 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

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.

www.psphomes.co.uk



41 Sycamore Drive, Burgess Hill, West Sussex, RH15 0GG

- * Spacious four bedroom detached house
- * Parking with EV charging point
- * Garage
- * Large private rear garden
- * Flexible accommodation with three reception rooms
- * Family bathroom, downstairs cloakroom and en-suite shower room
- * Solar panels with battery storage
- * Sought after development

The House

A spacious four bedroom detached home, located in a quiet position of this sought after development off Folders Lane in Burgess Hill. The property benefits from off road parking and garage to the front with a large private garden to the rear with mature trees and shrubs. The spacious accommodation offers flexible living, with four bedrooms, family bathroom and en-suite shower room on the first floor. Extra benefits include solar panels and EV charging points.

Ground Floor

The ground floor comprises a welcoming entrance hall with wooden flooring and doors leading to downstairs cloakroom, all reception rooms and kitchen/breakfast room. The spacious living room (currently used as dining room) sits to the rear of the property, measuring approximately 16'2" x 11" with gas fire place and double doors leading to the rear garden. To front of the house are the home office/play room and dining room (currently used as a snug), both with bay windows. The kitchen is fitted with a comprehensive range of wall and floor units, complemented with ample work surface and splashbacks, with porcelain tiles. Integrated appliances include a induction hob, double oven, dishwasher, fridge and freezer. Further benefits include space for breakfast table and chairs, tiled floor with underfloor heating and overlooks the rear garden. From the kitchen doors lead to a utility room with stainless steel sink unit space and plumbing for washing machine and tumble dryer, with door leading to the rear garden.



First Floor

The first floor comprises landing with linen cupboard, doors to bedrooms, family bathroom and loft hatch access. The main bedroom is a large double bedroom with built in wardrobes and access to en-suite shower room with double shower, wash basin, wc and heated towel rail. The three further bedrooms are all good size double bedrooms with two to the rear overlooking the rear garden. The family bathroom comprises panelled bath, with shower over screen, wc, wash basin, heated towel rail and partly tiled walls.

Outside

To the front is a low maintenance garden with lavender border and path leading to the front door. To the side is off road parking with EV charging point and garage with up and over door. To the rear is a large enclosed private garden, mainly laid to lawn with large terrace area from the house, with a range of mature shrubs and two mature oak trees. The rear garden is a real feature and the size is something not usually associated with a modern house with lots of scope to landscape further. Further benefits include new fencing, side gated access and rear door to the garage.

Further Attributes

Further attributes include gas central heating, double glazing throughout and solar panels. The solar panels come with storage battery for EV charging direct from the solar panels and hot water solar system to assist with the hot water supply.

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.

