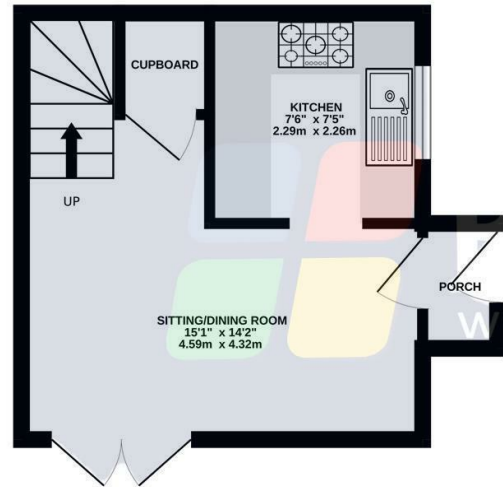
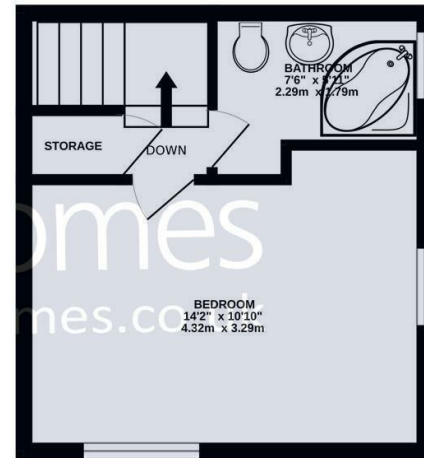


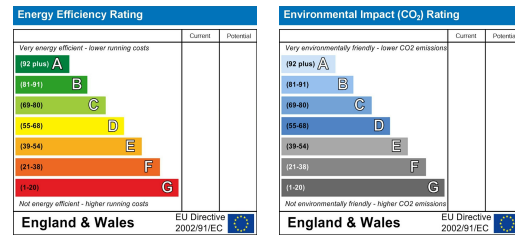
GROUND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 460sq.ft. (42.7 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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8 Spicers Close, Burgess Hill, RH15 8DP

£265,000 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.

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8 Spicers Close, Burgess Hill, RH15 8DP

- * Spacious one bedroom home
- * Very well presented throughout
- * Modern kitchen
- * Private rear garden
- * Allocated parking
- * Quiet cul-de-sac location

The House

A delightful and very well presented one bedroom house, situated in a quiet corner of this popular residential development. The property is considered to be in very good order throughout and the well proportioned accommodation comprises, living room, well fitted kitchen, double bedroom and a spacious bathroom, with a private enclosed garden and allocated parking.

Ground Floor

Access via a porch from the front doors open to the open plan sitting, dining room and opens to the modern kitchen. The sitting room provides flexible space, with double doors leading to the rear garden, as well as very deep under stairs storage being ideal for storage and a staircase rising to the first floor. The kitchen provides a good range of wall and floor units complemented with ample worksurfaces and tiled splashbacks, integrated appliances including oven, five ring gas hob, fridge, dishwasher and microwave, with sink over overlooking the front of the property.

First Floor

The first floor comprises landing with doors leading to large storage cupboard and opening onto the bedroom and bathroom. The dual aspect bedroom is of a particularly good size and enjoys views across the rear garden and beyond to mature trees, as well as loft hatch access. The bathroom is also spacious and is fitted with corner bath, wc, wash basin and heated towel rail.

Further Attributes

The property is neutrally decorated throughout and benefits from gas central heating with combi boiler and double glazing throughout.



Outside

To front is a low maintenance garden with pathway leading to the front door. To the rear is a private garden mainly to lawn with terrace area, mature shrubs, side gated access and an extra parcel of land to the rear used by the current owner with mature trees beyond. The property also benefits from two allocated parking spaces in communal parking area.

Location

Spicers Close is a quiet cul-de-sac located in an attractive position off Stonefield Way, which is situated towards the northern outskirts of Burgess Hill. The Triangle Leisure Centre and A23 are easy to access. By train both the town's mainline stations are within walking distance, with Wivelsfield station located approximately 1.1 miles and Burgess Hill 1.5 miles, with both stations providing regular services to London and Brighton. Burgess Hill town centre provides a 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.

Finer Details

Tenure: Freehold
Title Number: WSX100165
Local Authority: Mid Sussex District Council
Council Tax Band: B
Available Broadband Speed: Ultrafast (up to 1000mbps download)

We believe this information is correct but recommend checking details personally.

