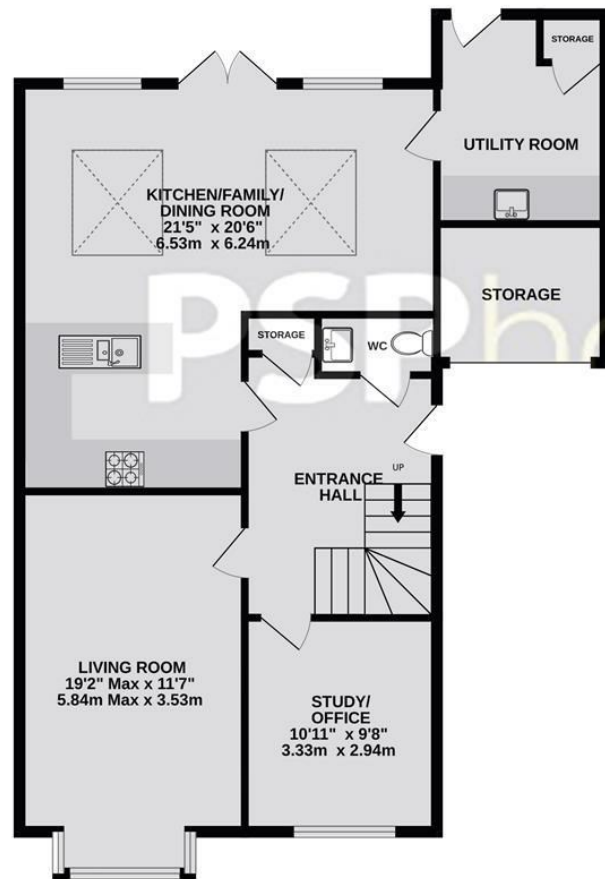
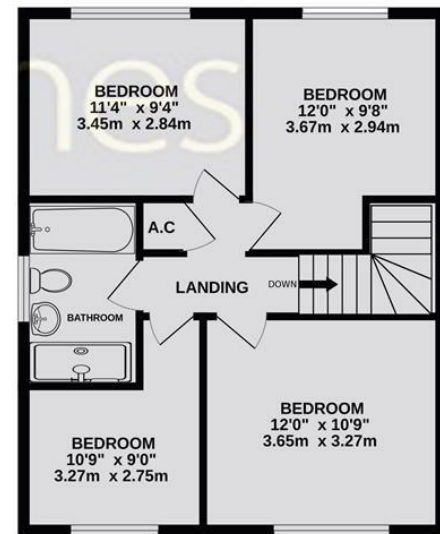


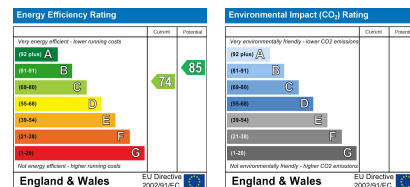
GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1501sq.ft. (139.4 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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1 Chilcomb, Burgess Hill, RH15 0DJ

Offers In Excess Of £625,000 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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1 Chilcomb, Burgess Hill, RH15 0DJ

What We Like.

- * Stunning kitchen/living/dining room.
- * Quiet close within Folders Lane development.
- * Attractive, good size rear garden.
- * Separate reception rooms.
- * Generous bedrooms sizes.
- * Stylish refitted bathroom.

The Property.

An extended and very well presented detached property located in a highly desirable close within the Folders Lane development. The accommodation is beautifully appointed throughout and has many highlights, however, a commanding feature is the stunning open plan kitchen/family/dining room that opens onto the good size attractive rear garden. Chilcomb is a quiet close of detached property that provides easy access to the main line station, town centre and highly regarded state and private schools.

Ground Floor.

The entrance hall provides a staircase to the first floor as well as a modern fitted cloakroom. There are two reception rooms situated to the front of the house. The sitting room which is bay fronted has the benefit of a feature fireplace whilst the study/office could also be used as an additional bedroom. A particular feature is the stunning kitchen/family/dining room. The modern kitchen provides a comprehensive range of wall and floor units and is complemented with integrated and fitted appliances. This opens onto the family/dining area with french doors onto the rear garden. There are two velux window lights flooding the room with light. Off the living area is the separate utility room (partially converted from the garage) This provides wall and floor units, space and services for appliances and a door onto the rear garden. The ground floor is fitted with Karndean flooring throughout.

First Floor.

Off the spacious landing are four good size bedrooms all with quality, fitted carpets. The luxurious refitted bathroom has a modern suite with separate bath and a double walk in shower.

Gardens and Parking.

To the front is a well maintained area of garden, a long private driveway affording parking for 2/3 cars. This leads to the former garage now providing a storage room with an up and over door. The rear garden is an attractive feature that extends to around 50ft having an expanse of level lawn as well as sandstone patio, path and circular terrace with pergola relieved by well stocked beds and borders.



Location.

Chilcomb is situated within the highly regarded Folders Lane development on the eastern outskirts of Burgess Hill and is a short walk to Birchwood Grove school. There is also easy access to the town centre with its wide variety of facilities including a Waitrose supermarket. Both main line railway stations are within 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, double glazing, Karndean flooring throughout the ground floor, quality fitted carpets on the first floor and oak internal doors.

The Finer Details.

Tenure: Freehold

Title Number: WSX46227

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Superfast up to 1,000 Mbps

We believe the above information to be accurate but recommend intending purchasers check the details personally before exchange of contracts.

