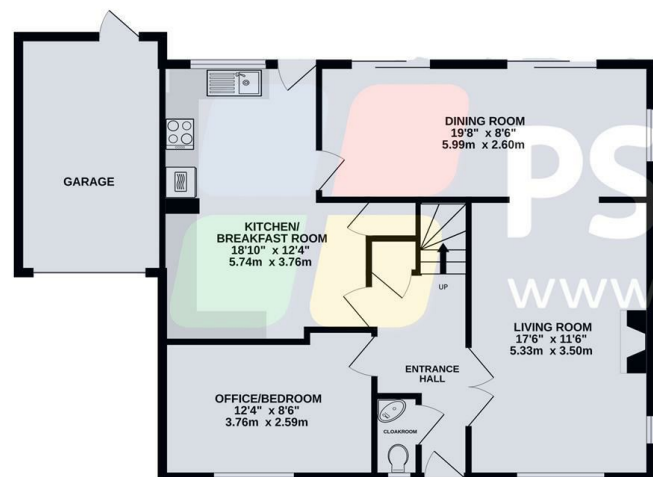
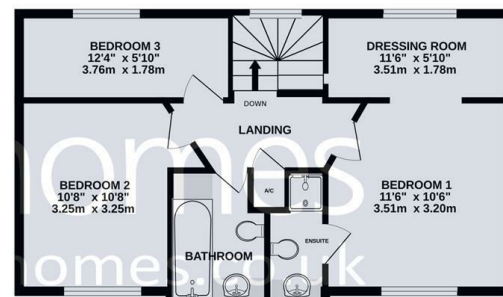


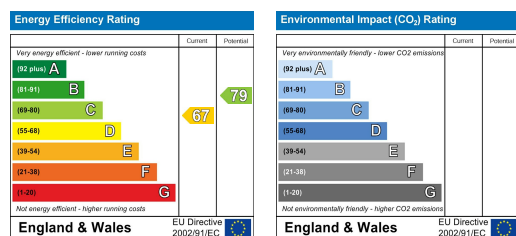
GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



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



TOTAL FLOOR AREA : 1472 sq.ft. (136.8 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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22 Downscroft, Burgess Hill, Sussex, RH15 0UF

Offers In Excess Of £575,000 Freehold



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22 Downscroft, Burgess Hill, Sussex, RH15 0UF

What We Like.

- * The property enjoys a quiet position within a very pleasant residential close
- * Beautifully presented accommodation throughout
- * Mature, larger than average attractive rear garden with lightly wooded backdrop
- * Stunning refitted kitchen/breakfast room
- * Modern bathroom, en-suite and cloakroom
- * Comfortable walking distance of Wivelsfield main line station

The House.

A delightful extended detached house located in a quiet, peaceful position within a highly regarded residential close that has the advantage of a larger than average rear garden with a pleasant wooded aspect beyond. The light, spacious accommodation is beautifully presented and provides flexibility throughout. Originally designed with four bedrooms the first floor is now arranged as three bedrooms with the main bedroom gaining a dressing room. The fourth bedroom could be easily reinstated if desired. On the ground floor the three separate reception rooms again offer flexibility and the stunning modern fitted kitchen opens onto the delightful rear garden. To the front of the property are well tended gardens and a driveway that leads to the garage.

The Ground Floor.

The ground floor provides entrance hall, cloakroom, three reception rooms and the kitchen/breakfast room.

The reception hall has a staircase rising to the first floor as well as the refitted cloakroom. The office/study is of a good size and could readily convert to an additional bedroom if required. The sitting room has a feature fireplace and an archway through to the dining room. This fine room has two sets of patio doors leading onto the attractive rear garden. Off of this is the stunning kitchen/breakfast room which has been refitted and offers a comprehensive range of wall and floor units as well as fitted appliances. There is ample space to allow for a large dining room table and chairs.

The First Floor.

The first floor comprises, landing, main bedroom with refitted en-suite and separate dressing room, two further bedrooms and a modern family bathroom.

The landing provides doors to all rooms and has an attractive view over the rear garden as well as a built in storage cupboard. The luxurious main bedroom is very comfortable and provides a refitted en-suite and separate dressing room. There are two further bedrooms and a modern family bathroom.



Outside.

Gardens and Parking.

The front of the property is mainly block paved with a driveway affording off road parking that leads to the garage. The garage has an up and over door to the front, personal door onto the rear garden, provides light and power and houses the modern gas fired boiler. The rear garden is a particular feature with expanses of lawn, paved patio and raised decking areas relieved by beds and borders stocked with plants and shrubs with an attractive wooded aspect beyond. There is gated access to the front and rear.

Further Attributes.

Further attributes include modern gas central heating and replacement double glazing.

Location.

Downscroft is very conveniently located to take advantage of Wivelsfield main line station as well as everyday shopping facilities at Worlds End and a well regarded primary school. The town centre with its wide variety of facilities including a Waitrose supermarket and Burgess Hill's main line railway station are within easy striking distance as are the Triangle Leisure Centre and the A23 link road which are both situated on the western outskirts of the town. 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.

The Finer Details.

Tenure; Freehold
Title; ESX148736
Local Authority; Lewes District Council
Council Tax; Tax Band E
Broadband; Ultrafast up to 1,000Mbps

