



**Icarus Avenue, Burgess Hill RH15 0UW**



**welcome to**

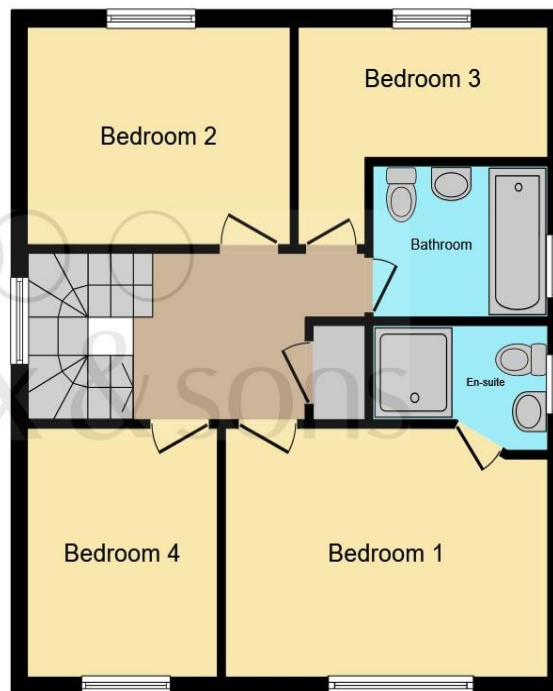
## **Icarus Avenue, Burgess Hill**

Four bedroom detached family house, two reception rooms, large kitchen/diner, downstairs w/c, en-suite shower and family bathroom, converted garage into office/gym, two allocated parking spaces, landscaped rear garden and private front garden.

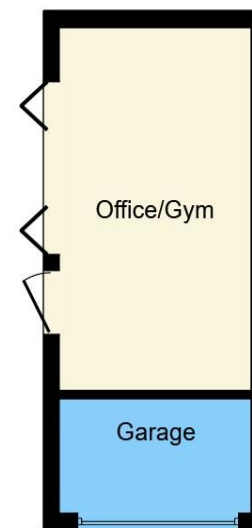




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 128.6 m<sup>2</sup> (1,384 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Entrance Hall

## Lounge

13' 10" x 10' 8" ( 4.22m x 3.25m )

## Reception Room

9' 10" x 8' 10" ( 3.00m x 2.69m )

## Kitchen/Diner

22' 11" x 11' 1" ( 6.99m x 3.38m )

## Downstairs W/C

## Upstairs

## Bedroom One

13' 6" @max x 9' 9" @max ( 4.11m @max x 2.97m @max )

## En-Suite

## Bedroom Two

11' 7" x 9' ( 3.53m x 2.74m )

## Bedroom Three

9' 9" x 9' 2" ( 2.97m x 2.79m )

## Bedroom Four

11' 3" x 9' ( 3.43m x 2.74m )

## Bathroom

## Outside

## Office/Gym

15' 1" x 8' 6" ( 4.60m x 2.59m )

## Rear Garden

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## **Icarus Avenue, Burgess Hill**

- Detached Four Bedroom House
- Immaculate Throughout
- Two Reception Rooms
- Kitchen/Diner
- En-Suite, Bathroom & Downstairs w/c

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

guide price

**£600,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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