



**1 Janes Close**  
Burgess Hill, RH15 0QH

■ ■ ■ Mark Reville & Co

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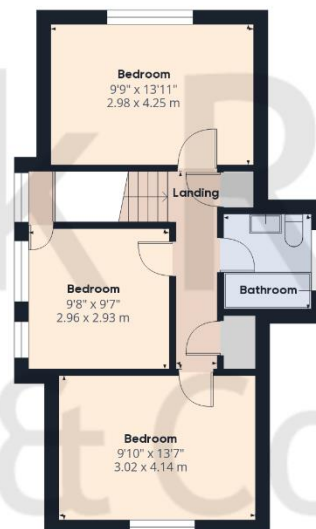
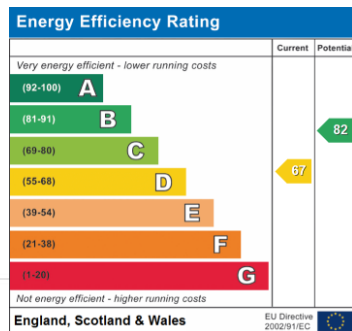
## Offers in Excess of £600,000 Freehold

A delightful four bedroom detached family home, situated within a small select residential cul-de-sac close to Wivelsfield Station and Burgess Hill town centre. The spacious entrance hall sets the tone for the rest of the home. The expansive living/dining room, bathed in natural light, features patio doors that open directly onto a well-maintained rear garden. The kitchen/breakfast room is thoughtfully designed, offering ample space for culinary pursuits and casual dining. Convenience is enhanced by having a ground floor 4<sup>th</sup> bedroom/office and a downstairs shower room with WC. The first floor comprises three generously sized bedrooms, 2 having under eaves storage, and a modern family bathroom. The property boasts an open-plan front garden and an enclosed rear garden, complete with a patio area, offering privacy and seclusion. A private driveway leads to a double garage equipped with an automatic door, providing secure parking and additional storage. Modern comforts include gas central heating and uPVC double glazing throughout. Notably, the vendor is suited, facilitating a smoother transition for prospective buyers. This property seamlessly combines comfortable living with convenience, making it an ideal choice for families seeking a harmonious lifestyle in Burgess Hill.

Families will appreciate the proximity to reputable educational institutions. Oaktree Community Primary School is approximately 0.3 miles away, while Birchwood Grove Community Primary School, rated 'Good' by Ofsted, is about 1.1 miles from the property. For secondary education, The Burgess Hill Academy, also rated 'Good', is located roughly 1.3 miles away, and St Paul's Catholic College, boasting an 'Outstanding' rating, is approximately 1.7 miles distance. Residents benefit from nearby conveniences, including a Co-operative Food supermarket and a Lidl, both situated around 0.4 miles from the property. The area also offers various leisure facilities, such as The Triangle Leisure Centre and several local parks, providing ample opportunities for recreation and family activities. Wivelsfield Station, located just 0.3 miles from the property, offers regular services to London and the South Coast, making it ideal for commuters. Additionally, Burgess Hill Station is approximately 1.7 miles away, further enhancing the area's transport links.







Approximate total area<sup>(1)</sup>

1441.18 ft<sup>2</sup>

133.89 m<sup>2</sup>

Reduced headroom

14.82 ft<sup>2</sup>

1.38 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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