

**FOR SALE**



**Perryfields, Burgess Hill**

**4 Bedrooms, 2 Bathroom, Detached House**

**Offers In Region Of £550,000**

  
**MARTIN&CO**





## Perryfields, Burgess Hill

### 4 Bedrooms, 2 Bathroom

### Offers In Region Of £550,000

- 4 Bedrooms
- Study/Office
- Modern Fitted Kitchen
- Cloakroom
- Separate Dining Room

An attractive and well presented 4 bedroom detached house with 3 reception rooms, and garage

The property was built in 1989 and our vendors have been in residence for 34 years. Situated on a prominent position in this close and within easy walking distance of the Woolpack Pub, Triangle Leisure Centre, Tesco Convenience Store and a Doctors Surgery. The town centre and mainline railway station are both approximately 1.4 miles away.

The accommodation on the ground floor includes an entrance hall with stairs to the first floor and a cloakroom/wc. The living room faces the enclosed rear South /East facing garden with double doors to the patio and garden. There is a separate dining room facing out to the front of the property the front and a study/playroom

The kitchen is designed thoughtfully with an attractive range of light gloss coloured cupboards and dark worktops with door to the outside garden.

On the first floor there is a landing with hatch to the part boarded and insulated loft which has power. The master bedroom benefits from an expansive run of built-in wardrobes and shower room. There are 3 further bedrooms one with fitted wardrobes and a family bathroom with bath and shower over.

Outside: There is an expansive area of lawn to the front with a side access gate round to the South/East facing rear garden. The entire rear garden is enclosed by a timber fence and benefits from lawn with flower bed, shrubs and patio.

The garage is to the front of the property.

Benefits include gas fired central heating UPVC framed double glazed windows and doors





EPC - C

Council Tax Band 'E' 2025/2026 - £2,879.64





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		







## Martin & Co Burgess Hill

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.