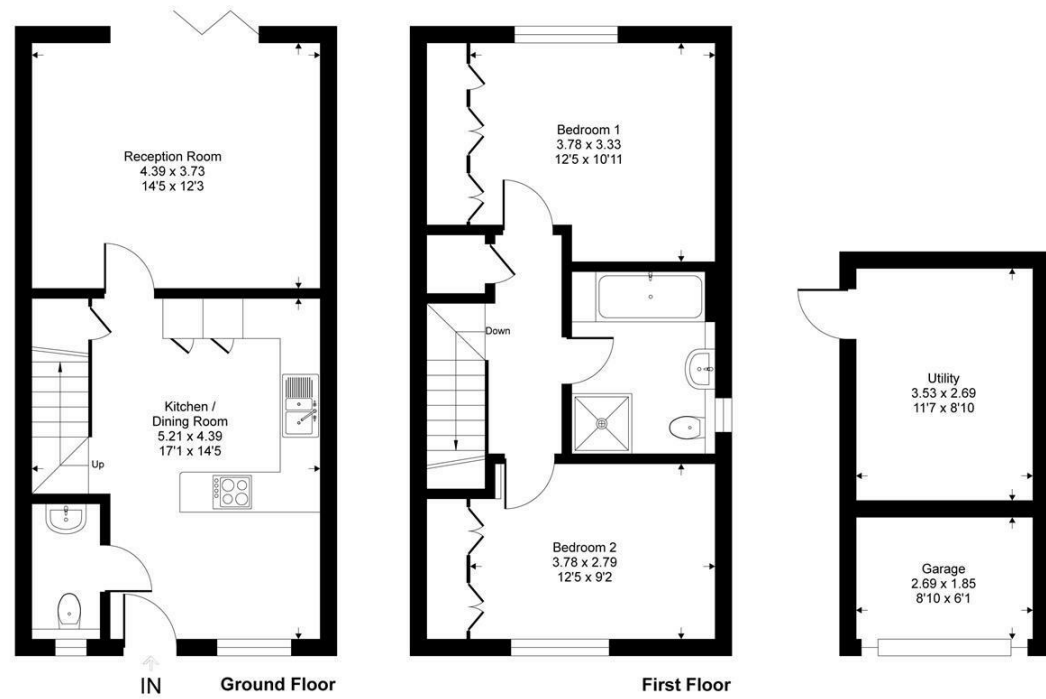
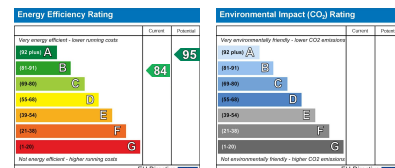


Merrifield Lane, RH15

Approximate Gross Internal Area = 79.5 sq m / 856 sq ft
 Approximate Garage Internal Area = 5 sq m / 54 sq ft
 Approximate Outbuilding Internal Area = 9.4 sq m / 102 sq ft
 Approximate Total Internal Area = 93.9 sq m / 1012 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. PSP Homes



9 Merrifield Lane, Burgess Hill, RH15 0FS

Price £475,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
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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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9 Merrifield Lane, Burgess Hill, RH15 0FS

What We Like.

- * Quiet, private location surrounded by attractive woodland.
- * Superior specification, beautifully presented throughout.
- * Stunning professionally designed landscaped rear garden.
- * Fine fitted kitchen with adjoining dining area.
- * Two double bedrooms served by a luxurious family bathroom.
- * Garage partially converted to provide a practical fully serviced office/utility room.

The Property.

A superior semi-detached house built by Brookworth Homes and located in a quiet, desirable position surrounded by stunning woodland. The accommodation is finished to exacting standards and benefits from many high quality features coupled with smart technology. Highlights include a luxurious fitted kitchen with adjoining dining area, a comfortable living room opening onto the feature rear garden, two double bedrooms with fitted bespoke wardrobes and a high quality bathroom suite with separate bath and enclosed shower. Outside, a striking feature is the professionally landscaped rear garden that provides a wonderful area to relax being stocked with a wide array of plants and shrubs. Beyond this there is a private driveway affording off road parking that leads to a garage that has been partially converted to provide a very practical office/utility room.

The Accommodation.

The ground floor accommodation provides a kitchen/dining room, separate sitting room and cloakroom/wc. The spacious kitchen/dining room incorporates a fine bespoke kitchen fitted with a comprehensive range of wall and floor units complemented with stone worktops, upstands and a full range of integrated appliances including a Quooker hot water tap. The dining area has space for a good size table and chairs. The sitting room is situated to the rear of the property and enjoys the benefit of bi-fold doors that open onto the stunning landscaped rear garden. A contemporary fitted cloakroom is a practical benefit and completes the ground floor accommodation.

On the first floor and beyond the spacious landing are two large double bedrooms both fitted with bespoke built in wardrobes. The contemporary family bathroom has a premium finish throughout with the benefit of a bath and additional, separate walk-in shower.

Gardens and Parking.

The rear garden is a striking feature of the property. It has been professionally designed and landscaped to create an exceptional outside space being ideal for alfresco living and entertaining. Paved with Indian sandstone, a contemporary glazed veranda opens onto a spacious courtyard area with beds and borders formed by timber sleepers stocked with a wide array of mature plants and shrubs. A door opens onto the rear of the garage that has been skilfully converted into a practical office/utility room with full services provided. A gate allows access to the front of the property which provides a private block paved driveway affording off road parking for several cars. A five bar gate give access to the front of the garage with automated doors opening onto storage and eaves space. There is also a neat well established area of garden immediately to the front.



Location.

Merrifield Lane is a private development located on the northern fringes of Burgess Hill, offering a peaceful semi-rural setting surrounded by stunning woodland. Despite its tranquil surroundings, the area remains well-connected, with Wivelsfield Station and a convenient parade of local shops within a comfortable 10-minute walk.

The property also benefits from easy access to Burgess Hill town centre, which provides a wide range of amenities including a Waitrose supermarket, cafés, restaurants, independent shops, and leisure facilities. The Triangle Leisure Centre and the A23 link road are situated to the west of the town, offering excellent connectivity for commuters and leisure travellers alike.

Burgess Hill is ideally positioned for those who enjoy the outdoors, being surrounded by beautiful countryside and picturesque Sussex villages such as Ditchling and Hurstpierpoint. The town is also exceptionally well-served by road and rail, with direct connections to London, Brighton, Gatwick Airport, Lewes, and Haywards Heath, making Medway Gardens an ideal location for both town and country living.

Further Attributes.

Further attributes include high levels of energy efficiency due to the inclusion of underfloor heating to the ground floor, double glazing throughout, radiator central heating to the first floor plus many smart technology features

Finer Details.

Tenure: Freehold
Title Number: ESX428998
Local Authority: East Sussex
Council Tax Band: TBC
Available Broadband Speed: Ultrafast (up to 1800mbps)

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

