

42 Oak Hall Park

Burgess Hill, RH15 0BX

Mark Revill & Co

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Offers in Excess of £450,000 Freehold

A recently modernised 3/4 bedroom link-detached house, built in 1969 and occupying a lovely position on the popular and convenient Oak Hall Park development. The property is situated opposite an attractive area of green space and is just moments from a nature reserve with a pond. The well presented accommodation is arranged over two floors and offers bright and spacious living throughout. The former garage has been converted to provide a versatile study/fourth bedroom, complete with an en suite shower room. There is also a lovely double aspect sitting room and a separate dining room with sliding patio doors opening onto the terrace and rear garden. The recently refitted contemporary kitchen features attractive sage green cabinetry and a range of integrated appliances, including an AEG oven with induction hob and Hoover extraction canopy, dishwasher and Kenwood washing machine. An enclosed former lobby provides additional space and houses a freestanding fridge/freezer. On the first floor there are three bedrooms. The principal bedroom benefits from fitted wardrobe cupboards and a double glazed window overlooking the rear garden. The second bedroom has a useful built-in cupboard over the stairs. There is also a recently refitted family bathroom, finished with large format PVC panels and fitted with a shower over the bath, together with a separate WC. A double cupboard houses the modern Ideal Esprit gas combination boiler. Outside, the front garden is laid to brick paving, matching the driveway, while gated side access leads through to the secluded, westerly facing rear garden. The garden features a raised terrace with an outside water tap and railings, with steps leading down to a lawned area and timber garden shed. The garden is enclosed by a combination of panel fencing and a brick garden wall, providing a good degree of privacy. Overall, this is a well-maintained and thoughtfully modernised family home, offering flexible accommodation, attractive outside space and a convenient position within the popular Oak Hall Park development.

Situated in this very popular mature and highly convenient location within a short walk to Burgess Hill town centre with its wide range of shops, including Waitrose, along with an array of restaurants and mainline station offering excellent services to central London (Victoria/London Bridge 53-55 minutes). The A23 is just over 7 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 18 miles to the north and the cosmopolitan city of Brighton and the coast is just under 12 miles to the south. The South Downs National Park is within easy reach offering a beautiful natural venue for countryside walking.









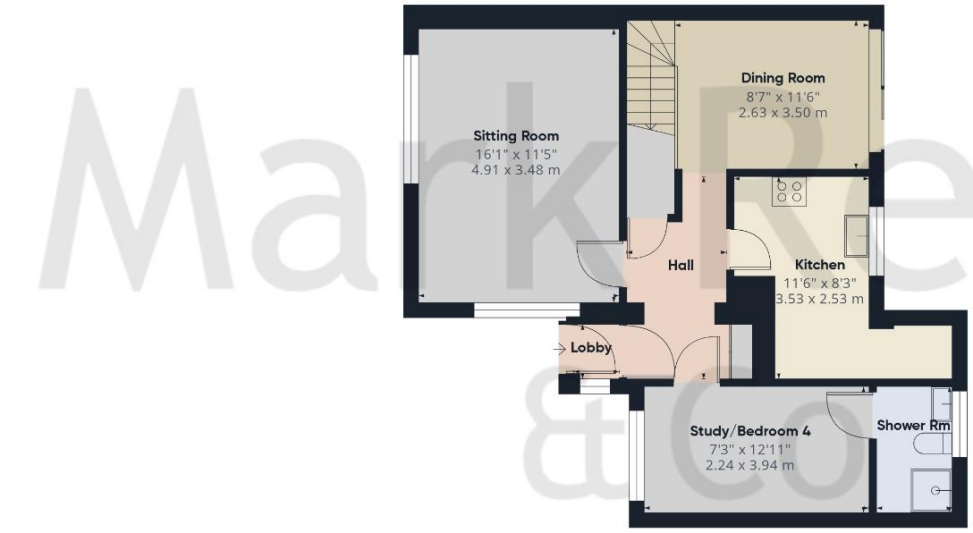




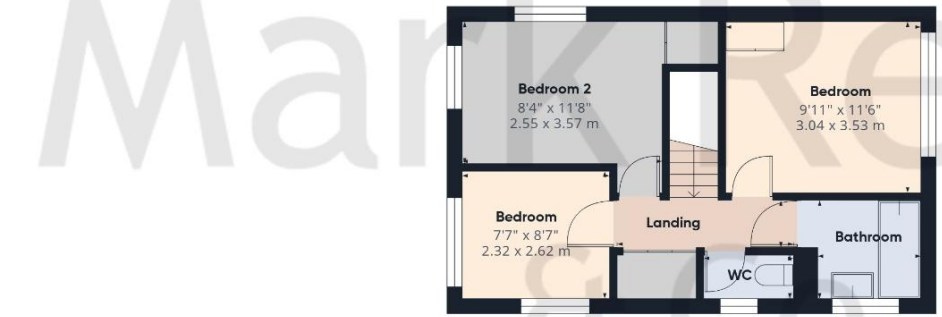








Ground Floor





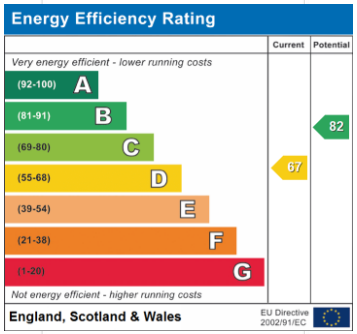
Floor 1

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Approximate total area(1)

1027 ft²

95.4 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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