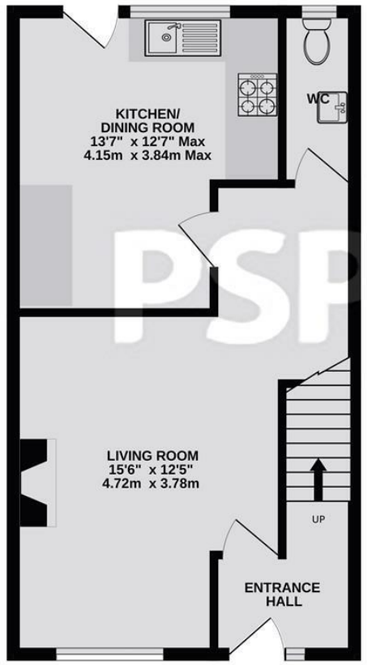
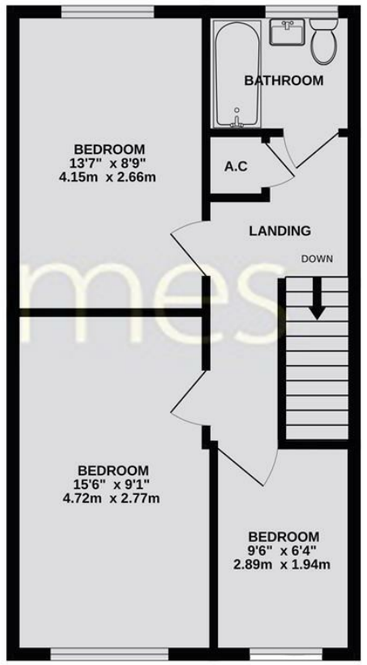
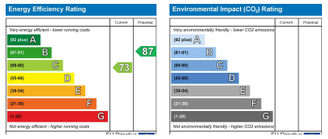
GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.




1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.




TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2024







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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.

**27 The Hawthorns, Burgess Hill, RH15 8RN**

**Price £350,000 Freehold**

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# 27 The Hawthorns, Burgess Hill, RH15 8RN

What We Like.

* Spacious well presented accommodation throughout.

* Large kitchen/dining room opening onto the rear garden

* Generous sized bedrooms.

* Refitted bathroom and wc.

* Easy access to Wivelsfield station and Bedelands nature reserve.

* Extension/development potential subject to consents.

**The Property.**
A beautifully presented three-bedroom semi-detached family home, ideally positioned in a popular close with convenient access to Wivelsfield train station. The property offers spacious, well-balanced accommodation throughout, including a bright living room with a feature fireplace, a separate kitchen/dining room, a refitted modern bathroom, and three generously sized bedrooms.

Occupying a substantial plot, the home benefits from a large side garden that offers excellent potential for extension (subject to the necessary consents), as well as off-road parking.

**Accommodation.**
On the ground floor, the entrance hall features a staircase rising to the first floor and leads into the spacious living room, complete with a feature fireplace. From here, a doorway opens into a versatile study/storage area, off which sits the refitted cloakroom.

The kitchen/dining room is a standout feature of the home, fitted with a comprehensive range of wall and base units and offering ample space and services for appliances. There is plenty of room for a large dining table and chairs, making it ideal for family living and entertaining. A replacement double-glazed door provides direct access to the enclosed rear garden.

The first-floor landing includes a built-in airing cupboard and gives access to three generously sized bedrooms. All bedrooms are served by the refitted family bathroom.

**Gardens**
The property enjoys gardens to three sides. The rear garden is fully enclosed and designed for easy maintenance, providing a private and practical outdoor space. To the side, there is a generous lawned area enclosed by a picket fence, offering excellent scope for extension or the creation of off-road parking, subject to the necessary consents.

A neat, low-maintenance garden sits to the front of the property, while The Hawthorns itself provides ample on-street parking for residents and visitors.

**Location.**
The Hawthorns is a quiet close off Maple Drive, within comfortable walking distance of Wivelsfield main line station, local shops, a primary school, and the beautiful Bedelands Nature Reserve. The town centre is easily accessible and offers a wide range of amenities, including a Waitrose supermarket and Burgess Hill main line railway station. The Triangle Leisure Centre and the A23 link road are also within easy reach.

Burgess Hill is surrounded by stunning countryside and picturesque villages, providing excellent opportunities for walking and outdoor pursuits. The area benefits from very good road and rail connections to London, Brighton, Gatwick Airport, and nearby towns such as Lewes and Haywards Heath.

**Further Attributes**
Further attributes include gas fired central heating and replacement double glazing.

**The Finer Details**
Tenure: Freehold
Title Number: WSX134934
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Ultrafast (up to 1000 mbps)