



**Warelands**

**Burgess Hill, West Sussex, RH15 9QD**

**MARCHANTS**

# Warelands

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A beautifully presented three-bedroom semi-detached home with its own driveway and single garage, located within the sought-after Hammonds Ridge development. The house sits just moments from a children's play park and convenient cut-throughs leading directly into town, where you'll find The Market Place shopping centre, Waitrose, a variety of eateries, entertainment and leisure facilities, as well as the mainline train station.

**£395,000**

MARCHANTS

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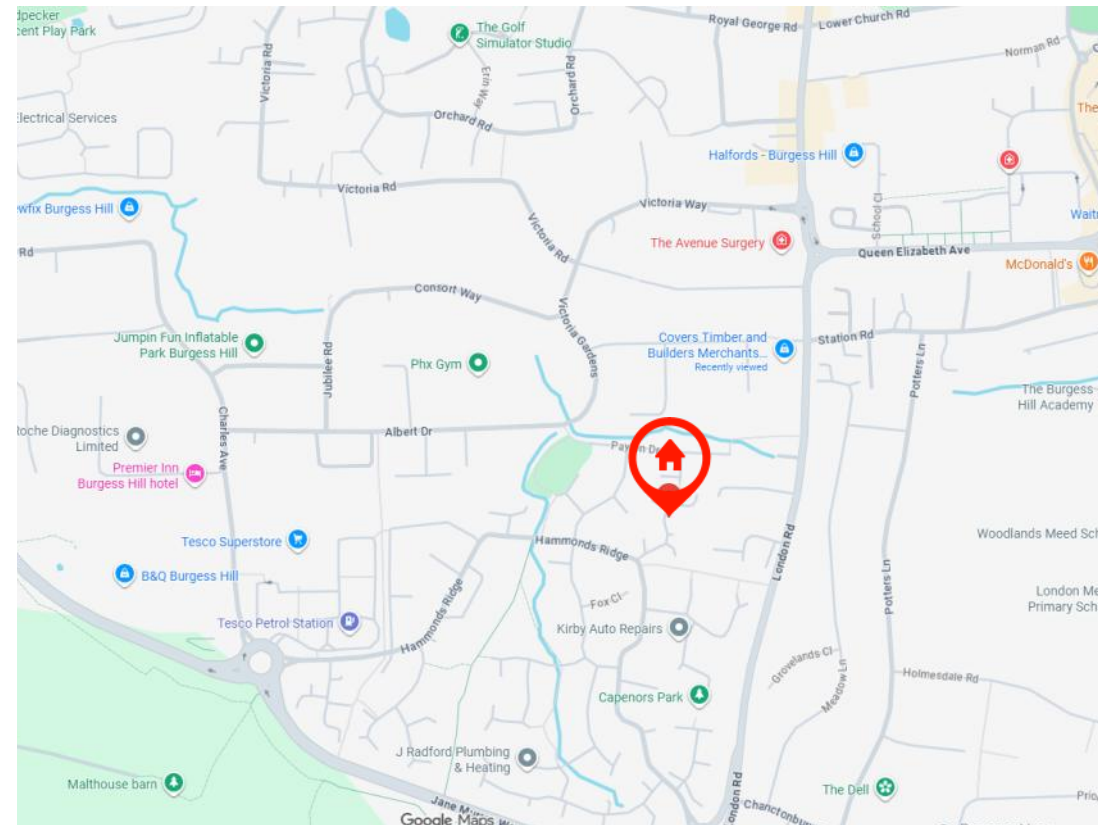
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# Features

- Semi Detached
- 3 Bedrooms
- Kitchen/Diner
- Downstairs Cloakroom
- Garage & Driveway
- Cul de Sac Location
- Walking Distance of Town
- No Chain



**Burgess Hill Golf Course**



# Location

Warelands is a Cul de Sac off the popular Hammonds Ridge development, close to local schools and approximately one mile from the centre of Burgess Hill town centre which has a range of shops, restaurants, a leisure centre, cinema and the mainline railway station.

Burgess Hill provides both excellent shopping with a Waitrose, Tesco's and Lidl supermarkets as well as a pedestrian mall, restaurants, pubs and takeaways. Schools for all age groups can also be found together with two railway stations with a fast service to London, Brighton and Eastbourne.

- Burgess Hill (0.7 miles - walking distance)
- Burgess Hill Station ( 0.8 miles - walking distance)
- Brighton (10.9 miles)
- Gatwick Airport (19.8 miles)

# Accommodation

Paved pathway leading to:

Timber door with glazed central panel and covered **ENTRANCE PORCH** and lantern light, electric meter cabinet.

**HALL** Radiator, 'Sunvie' room thermostat, telephone connection, laminate flooring and recessed downlights. Stairs rising to first floor.

**CLOAKROOM** A white suite comprising a wall mounted corner hand basin with tiled splash back and mirrors, close coupled toilet and radiator, electric consumer unit, recessed downlights and ceramic tiled floor.

**KITCHEN/DINER** A range of fitted cabinetry to include drawers, base and wall mounted units with laminate worksurface over, inset one and half bowl stainless steel sink and mixer tap, built-in 'Belling' electric oven with 'New World' gas hob and extractor over. Spaces for washing machine and dishwasher, radiator, wall mounted 'Worcester Greenstar' boiler. Ceramic tiling to splash back areas and floor, recessed downlights and 'Silavent' extractor.

Glazed panel door to **LIVING ROOM** PVCu sliding doors leading to the patio and garden, two radiators, recessed downlights and laminate flooring.





**FIRST FLOOR LANDING** Hatch to loft, built-in airing cupboard with hot water cylinder and slatted shelving. Recessed downlights.

**BEDROOM ONE** A west aspect double room with a view of the front garden, radiator, TV connection, recessed downlights.

**BEDROOM TWO** An east facing double room with a view over the rear garden, radiator and recessed downlights.

**BEDROOM THREE** An east rear aspect, radiator and recessed downlights, telephone connection.

**BATHROOM** A white suite comprising panel enclosed bath with 'Mira Event XS' electric shower and apparatus, pedestal hand basin with fitted mirror and shaver point above, close coupled toilet, radiator with towel rail above, recessed downlights, ceramic tiling to splash back areas and floor. Frosted window and tiled windowsill.



# Garden and Patio Area

**FRONT GARDEN** Laid to lawn with mature shrubs and path leading to covered entrance with outside light and external tap.

**DRIVEWAY** Located to the front of the property. Parking in front of the garage for one car.

**GARAGE** Single garage with up and over door, light and power, fitted wall cabinet, and vaulted ceiling with storage area.

**REAR GARDEN** East facing paved patio area and further area with slate chippings, established shrubs, timber boundary fencing, paved side access with timber gate to front.



# Additional Information

Current EICR Certificate

Council Tax Band: D

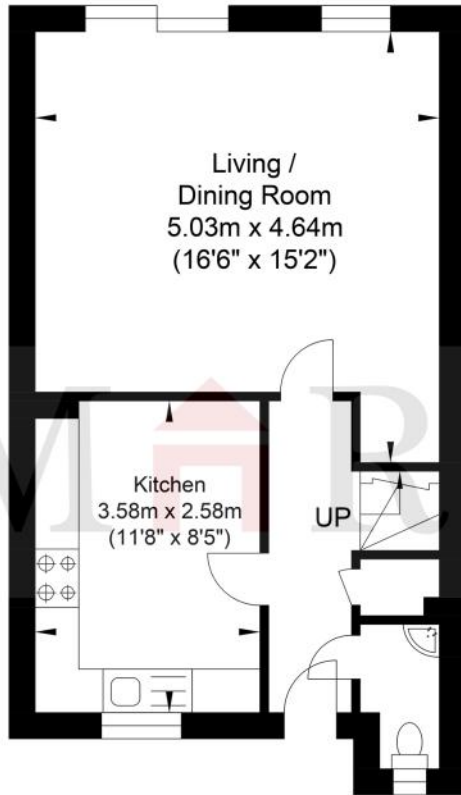
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



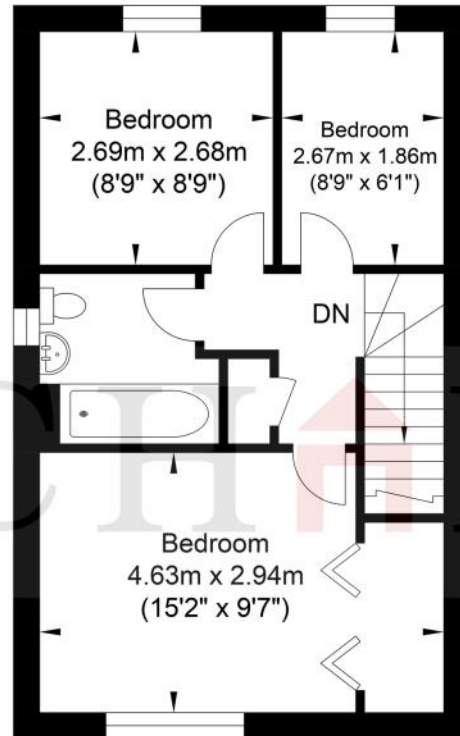


# Floorplan

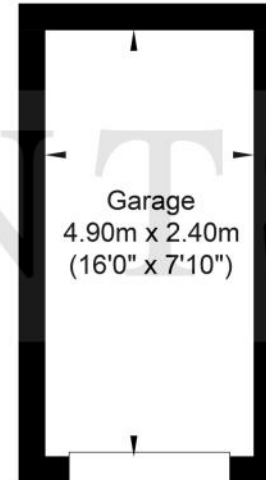
**PLEASE NOTE** These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. *Internal photographs must not be taken without the permission of the vendors or their agent.* Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.  
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Ground Floor  
Approximate Floor Area  
395.35 sq ft  
(36.73 sq m)



First Floor  
Approximate Floor Area  
390.51 sq ft  
(36.28 sq m)



Garage  
Approximate Floor Area  
126.58 sq ft  
(11.76 sq m)

Approximate Gross Internal Area = 84.77 sq m / 912.45 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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