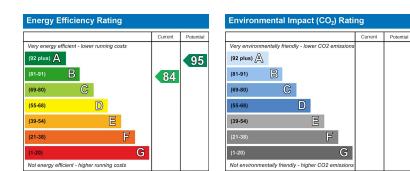


TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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.

PSPhomes



18 Atlas Crescent, Burgess Hill, RH15 0XS

Asking Price £425,000 Freehold

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18 Atlas Crescent, Burgess Hill, RH15 0XS

- * Modern three bedroom semi-detached house
- * Spacious kitchen/dining room & utility room
- * South facing rear garden
- * Main bedroom, en-suite shower room & downstairs cloakroom
- * Parking for two cars
- * Remaining NHBC warranty
- * No onward chain
- * EPC B Rating

A spacious and very well presented three bedroom semi-detached house built in 2019 by Charles Church Homes, with South facing rear garden and parking. Ideally located in a quiet and desirable development of The Croft, the property enjoys communal green to the front and surrounded by mature trees.

Ground Floor

The home is accessed via a welcoming storm porch, opening into an inviting entrance hall with handy understairs storage and a convenient downstairs cloakroom. From here, doors lead into a bright and spacious living room, enjoying an attractive outlook to the front across mature trees, offering a peaceful and leafy setting. Spanning the rear of the property, the open-plan kitchen/dining room provides an excellent space for both everyday family living and entertaining, with double doors opening directly onto the south-facing garden. The modern kitchen features a stylish breakfast bar and a range of integrated appliances, including an oven, hob, and dishwasher. Further practicality is offered by a separate utility room, accessed from the kitchen, which includes a side door, additional storage cupboard, and space for both a washing machine and tumble dryer.

First Floor

The first floor features a generous, open landing with a useful linen cupboard and loft hatch access, with doors leading to all bedrooms and family bathroom. The spacious main bedroom is positioned to the front, enjoying a peaceful woodland aspect, and benefits from a private en-suite shower room. Two further well-proportioned double bedrooms overlook the rear of the home, providing excellent space for family members or guests. The family bathroom has been modernised and is fitted with a bath with shower over and glass screen, combining both style and practicality.

Further Attributes

Gas central heating, double glazed throughout, partially boarded loft and remaining of NHBC warranty.



Outside

To the front of the property there is ample on-street parking, alongside an easy-to-maintain garden bordered by mature shrubs that provide greenery and added privacy. The rear garden enjoys a desirable south-facing aspect and features a spacious terrace, perfect for outdoor dining and entertaining. The space includes a timber-framed shed and a mature tree, adding character and natural appeal. Side gated access offers further convenience. Beyond the garden, accessed either from the side of the house or via a rear gate, there is allocated off-road parking for two cars, providing a valuable addition to this well-located home.

Location

Atlas Crescent is located on the eastern fringes of Burgess Hill within the Croft development but still offers easy access to the town centre with its wide variety of facilities including a Waitrose supermarket. Both main line railway stations are within striking distance, as are the Triangle Leisure Centre and the A23 link road. Burgess Hill is surrounded by stunning countryside and picturesque villages including nearby Hassocks and Ditchling. There are very good road and rail connections, the town offers two mainline stations. Burgess Hill Station is located approximately 1.6 miles distant and provides regular services to London (Victoria/London Bridge in 50 mins), Gatwick Airport and Brighton.

The Finer Details

Tenure: Freehold
Title Number: WSX416523
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Ultrafast (up to 1800 mbps download)
Communal Service Charge: TBC

