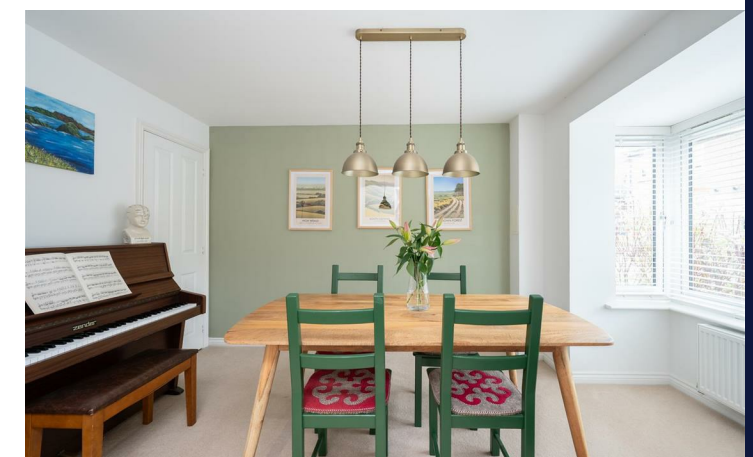
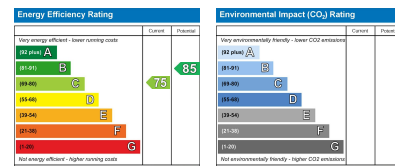


GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.

1ST FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA: 1619 sq.ft. (150.4 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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16 Orchard Close, Burgess Hill, RH15 0GF

Guide Price £615,000 Freehold

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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.

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16 Orchard Close, Burgess Hill, RH15 0GF

What we like.

- * Spacious, beautifully presented accommodation.
- * Large west facing rear garden with woodland backdrop.
- * Three separate reception rooms plus a conservatory.
- * Quiet, yet very convenient location.
- * Quality kitchen and bathroom suites.
- * Nearby to countryside walks.

The Property.

A fine detached house, located on a generous plot that benefits from a large, attractive rear garden with stunning woodland backdrop beyond. The light spacious accommodation is considered to be in first class order throughout and highlights include, three separate reception rooms, a conservatory extension, four good size bedrooms and high quality fitted kitchen and bathrooms. To the outside is the aforementioned rear garden, front garden and a long private driveway that leads to the garage. The property is very conveniently located and offers the advantage of being an easy walk to Wivelsfield main line station.

Accommodation.

The accommodation is generously proportioned and beautifully presented throughout. On the ground floor this comprises entrance hall with cloakroom/wc, three separate reception rooms, a fine fitted kitchen with integrated appliances and a modern conservatory with doors opening onto the rear garden. The first floor provides a part galleried landing, main bedroom with en-suite shower room, three further bedrooms and a family bathroom.

Gardens and Parking.

The rear garden is a particular feature of the property being of a generous size, facing due west and backing onto woodland. The gardens are laid out to three sides of the house with formal lawn and attractive areas of paved patio and coloured stones relieved by shrub borders and raised vegetable beds. A timber pergola provides a space for dining alfresco. Beyond this is a greenhouse as well as a door into to the garage and gated access to the front. To the front are neat areas of garden and a private driveway affording off road parking for two cars that leads to the garage with light, power and ample eaves storage.



Further Attributes.

The property provides many fine attributes to include solar panels (fully owned), gas central heating and double glazing throughout.

Location.

Orchard Close is very conveniently located to take advantage of Wivelsfield main line station as well as everyday shopping facilities at Worlds End and a well regarded primary school. Orchard Close is also adjacent to neighbouring fields ideal for countryside walks. Burgess Hill town centre provides variety of facilities including a Waitrose super market and Burgess Hill's main line railway station is within easy striking distance, as are the Triangle Leisure Centre and the A23 link road which are both situated on the western outskirts of the town. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

For schools, the property falls within catchment for a number of respected primary schools, whilst the secondary school catchment is Chailey School, which offers a free bus service for pupils and the bus stop is within a safe walk from the property.

Finer Details.

Tenure: Freehold
Title Number: ESX345682
Local Authority: Lewes
Council Tax Band: E
Available Broadband Speed: Superfast up to 1,000Mbps

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

