

Culpepper | **Burgess Hill, West Sussex, RH15 8UB**

MARCHANTS

Culpepper

A well presented, spacious flint fronted detached family home built by Crest Homes circa 1990, offering versatile accommodation including four double bedrooms, a study/bedroom five, spacious family bathroom, en suite shower room, two reception rooms, kitchen/dining room and utility.

£675,000

MARCHANTS

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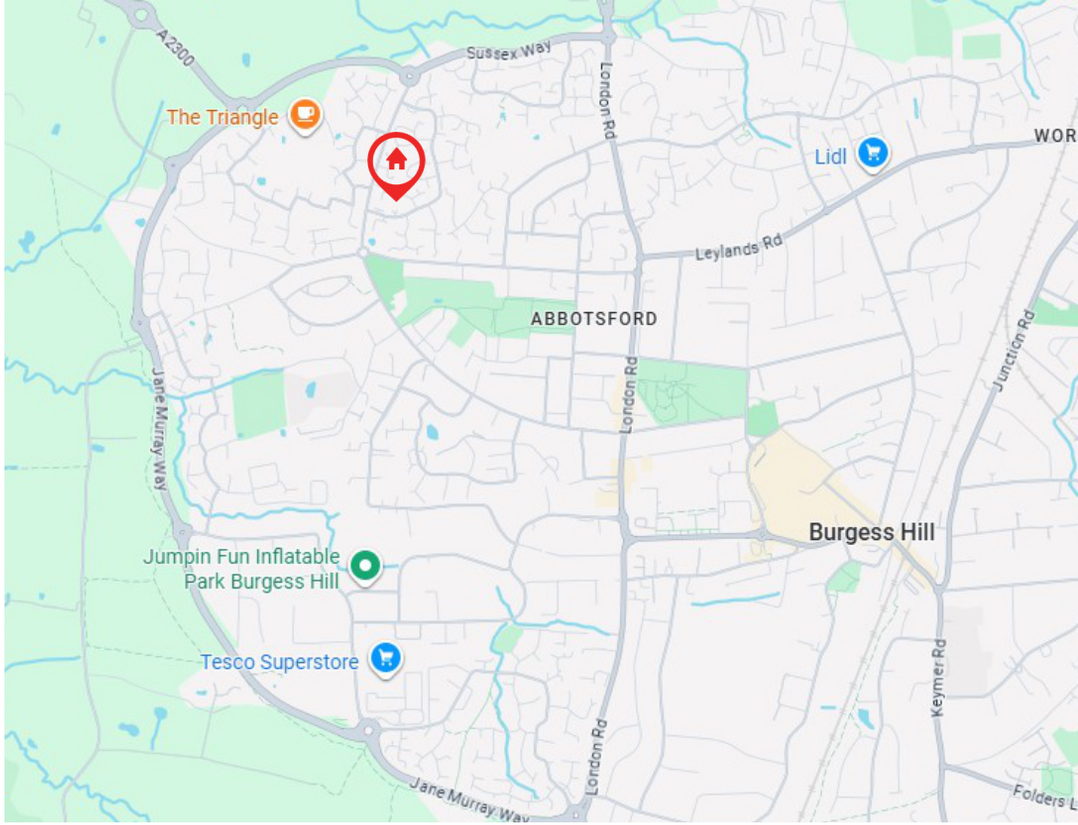
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Features

- Detached House
- Four/Five Bedrooms
- Two Bathrooms + Cloakroom
- Open Plan Kitchen/Dining Area
- Utility Room
- Ground Floor Study/Snug
- Own Driveway and Landscaped Garden
- Cul-de-Sac Location



Burgess Hill bridleway during the spring months, leading onto open countryside.



Location

Culpepper is a very pleasant cul-de-sac with different style properties close to the popular Woolpack Pub/Restaurant, local Tesco express and chemist. Burgess Hill is a well–connected market town that benefits from two railway stations (London to Brighton and London to Eastbourne lines), pedestrian mall, major supermarkets including Waitrose, Tesco & Lidl, various pubs, restaurants and takeaways. The Triangle Leisure Centre, Southway Junior school, The Gattons infant school and St Paul's Catholic College are all within a short walk of the property.

- Burgess Hill Centre (1.5 miles)
- Burgess Hill Station & Wivelsfield Station (equal Distance 1.6 miles)
- Brighton (11 miles)
- Gatwick Airport (19 miles)

Accommodation

Canopy **PORCH** with electric light and front door with obscure glass panels.

HALLWAY LVT flooring, radiator in a decorative fret fronted cabinet, under stairs storage, digital central heating thermostat, stairs rising to first floor.

CLOAKROOM Fitted with a white suite comprising vanity wash basin with tiled splashback, toilet. Radiator, LVT flooring, roller blind.

LIVING ROOM Enjoying a pleasant front aspect. Gas stove having a natural oak mantel and polished stone hearth. Radiator, part glazed double doors opening into Kitchen/ Dining Room.















KITCHEN/DINING ROOM Overlooking the rear garden and fitted with 'Howdens' kitchen furniture comprising a range of cabinetry including base cupboards, drawers, two corner carrousel units, pull out pantry shelves, bottle store, and wall cupboards. A 'U'shaped wooden worktop has an inset one and a half bowl ceramic sink. Generous Peninsula unit/breakfast bar with further cupboard under and feature lighting over. Integrated appliances include 'AEG' self cleaning oven and combination oven/microwave over, 'Electrolux' dishwasher, 'AEG' gas hob with extractor over, LVT flooring, dimmer light switch, TV point, radiator concealed in a decorative fret fronted cabinet. Glazed double doors opening onto rear garden and archway to;

SNUG/STUDY Overlooking the rear garden. LVT flooring, radiator in a fret fronted cabinet, roller blind, recessed downlights, dimmer light switch, double glazed door to; rear garden and doorway to;

UTILITY ROOM Fitted with an 'L' shaped wooden worktop having a countertop sink. Range of base cupboards and wall mounted cupboards. Radiator, LVT flooring. Space for washing machine and tumble dryer. Gas 'Glow-worm' Boiler.

Accommodation continued

Gallery style **FIRST FLOOR LANDING** Radiator, light tunnel, built-in airing cupboard housing a hot water cylinder and slatted shelving. Hatch to loft with electric light and accessed by a wooden loft ladder.

BEDROOM ONE A double bedroom, enjoying a pleasant front aspect. Radiator, TV point, double built-in wardrobe, door to;

EN SUITE SHOWER ROOM Comprising a fully tiled shower enclosure with a thermostatic shower and concertina glazed access door, vanity wash hand basin with drawers under, toilet, ladder style towel warmer, LVT flooring, electric shaver socket, roller blind, extractor, part ceramic tiled walls.

BEDROOM TWO A double bedroom, enjoying a front aspect. Radiator, two built-in double wardrobes, built-in storage box and bookcase.

BEDROOM THREE A double bedroom with rear aspect. Radiator.

BEDROOM FOUR A double bedroom with rear aspect. Radiator, roller blind.

STUDY/BEDROOM FIVE With rear aspect. Radiator, roller blind.

FAMILY BATHROOM A spacious room fitted with a white suite comprising a generous glazed shower cubicle with a recessed toiletry shelf, fully ceramic tiled and having overhead rain and flexible showers. Double ended bath with mixer tap/hair rinse attachment. Fitted furniture having an inset wash basin and toilet with concealed cistern. Display top, cupboards and drawers under. Ladder style towel warmer, LVT flooring, recessed downlights, extractor, roller blind, light tunnel.



















Garden and Patio Area

INTEGRAL GARDEN STORE With power and light, gas and electric meters, up and over door.

FRONT GARDEN Providing two off street parking spaces as well as a small lawn, cherry tree and rose border surrounded by rope and fence decorative border. A gate to one side has a paved path leading to;

REAR GARDEN A south facing garden on two levels. There is a full width paved patio with fitted water tap. A second side path provides storage space. From this area three steps rise up to a further paved patio and lawn which is edged by raised borders and a Wendy house feature on a decked area. Privacy is provided by two side fences and a substantial wall at the rear.

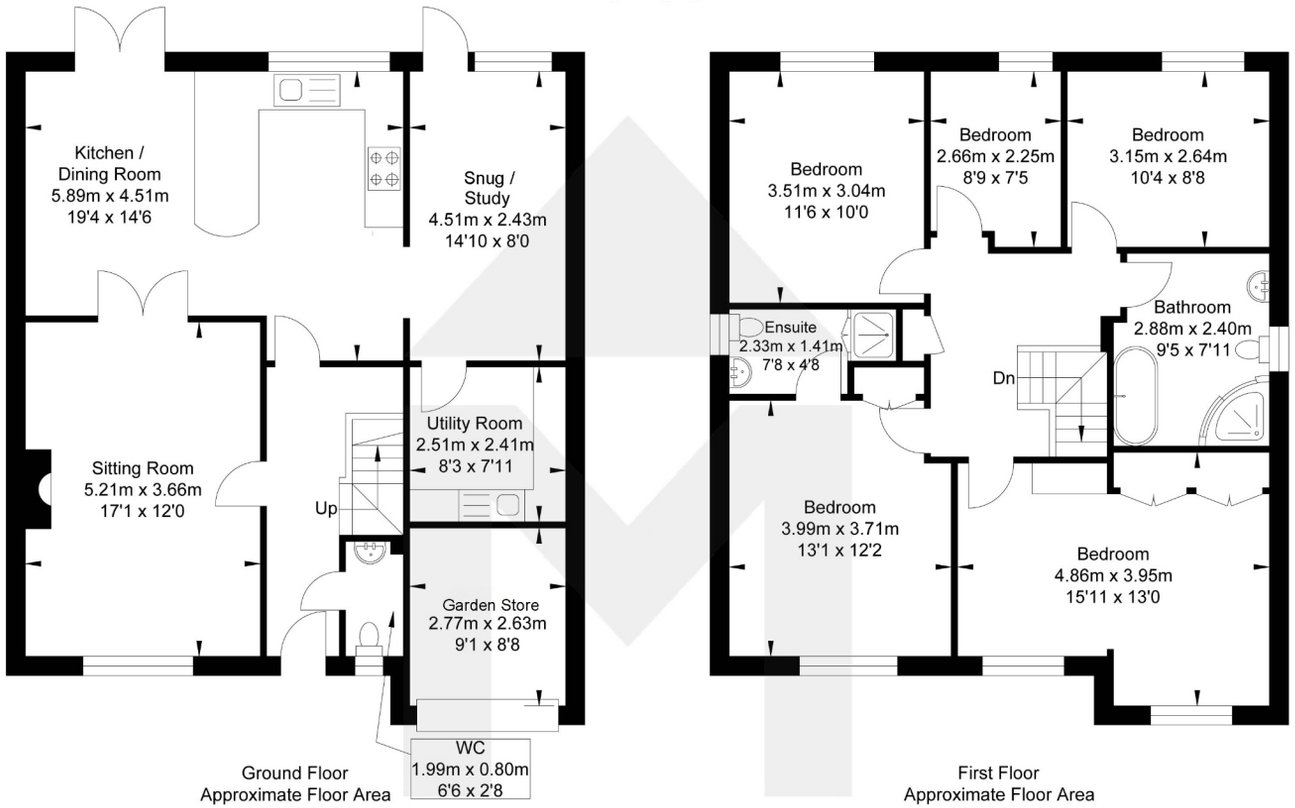
Additional Information

- **BROADBAND -** FTTP
- **UTILITIES -** Mains
- **RESTRICTIONS -** No
- **RIGHT OF WAY -** No
- **EASEMENTS -** No
- **FLOOD RISKS -** Medium
- **ENERGY EFFICIENCY RATING -** C
- **COUNCIL TAX BAND -** F (Mid Sussex District Council)

Floor Plan

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.* ***1570819/29CUL/PG/MMXXVI113***

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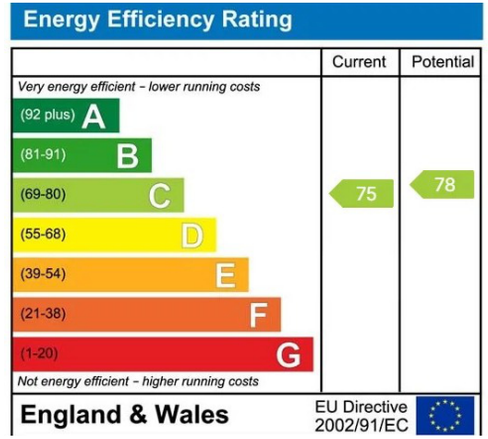


Ground Floor
Approximate Floor Area
837.65 sq ft
(77.82 sq m)

First Floor
Approximate Floor Area
837.65 sq ft
(77.82 sq m)

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Approximate Gross Internal (Including Garage) Area = 155.64 sq m / 1,675.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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