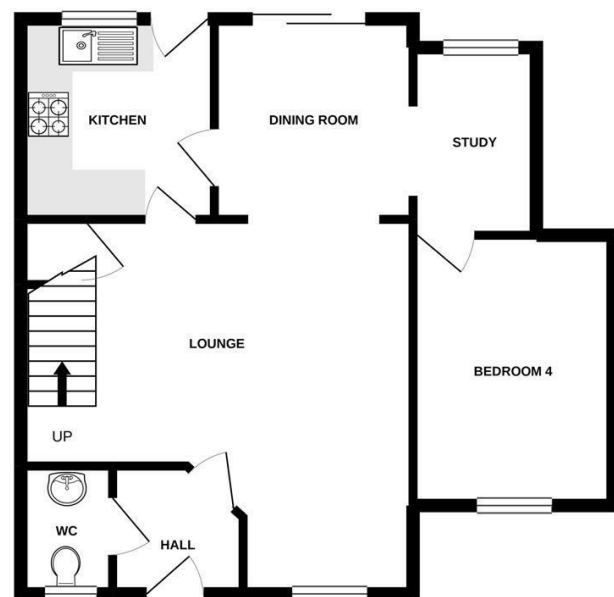
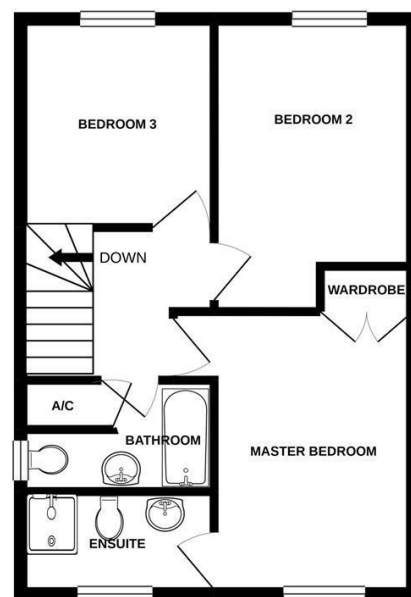


GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

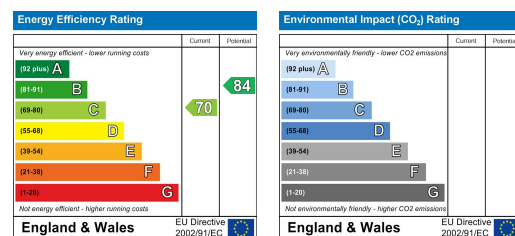


1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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5 The Acorns, Burgess Hill, West Sussex, RH15 8UW

Offers In Excess Of £450,000 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
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5 The Acorns, Burgess Hill, West Sussex, RH15 8UW

An attractive detached house located in an enviable position within this well regarded residential development. The property is considered to be in very good order throughout and benefits from a well designed single storey extension. On the ground floor the light, spacious accommodation briefly comprises, entrance hall with cloakroom, separate reception rooms, a study, bedroom four and the well fitted kitchen. To the first floor are the main bedroom with en-suite, two further bedrooms and the family bathroom. There is also a useful loft room in the roof space. A particular feature is the rear garden that is enclosed by brick garden walling and has been planted to produce a feast of colour during the year. Also to the outside are areas of garden to the front and and a private driveway to the side that leads to the garage. Further benefits include double glazing, gas central heating and excellent broadband connection.

The Acorns is a well regarded residential road located on the western outskirts of Burgess Hill. The property is a short walk of St Pauls College, The Triangle Leisure Centre, a Tesco Express and doctors surgery. There also is easy access to the A23. Both the towns main line stations are within two and a half miles whilst the town centre with its wide variety of amenities, including a Waitrose Supermarket, is within striking distance. 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.

INTERNAL VIEWING IS HIGHLY RECOMMENDED STRICTLY BY APPOINTMENT

Covered canopy. Front door to Entrance Hall.

ENTRANCE HALL
Radiator.

CLOAKROOM
Suite comprising low level WC and wash hand basin. Radiator. Double glazed window with opaque glass.

LIVING ROOM 17'10 x 16'6 max
Double glazed window to the front. Feature fireplace. Deep understairs cupboard. TV point. Radiator. Staircase rising to the first floor. Archway to the Dining Room.

DINING ROOM 8'8 x 8'4
Double glazed sliding patio doors onto the rear garden. Wood flooring. Radiator.

STUDY 8'10 x 5'6
Double glazed window to the rear. Radiator.

BEDROOM 4 12'4 x 8'10
Double glazed window to the front. Radiator.

KITCHEN 8'8 x 8'6
Kitchen fitted with a range of wall and floor units complemented with ample worksurfaces and tiled splashbacks. Fitted oven, hob and cooker hood. Inset sink unit. Space and services for appliances. Wall mounted gas boiler. Radiator. Double glazed windows onto the rear garden

FIRST FLOOR

LANDING
Hatch to Loft Room



LOFT ROOM
Velux window. Ample floor space. Two storage cupboards. Eaves storage.

BEDROOM 1 13'6 x 10'6 max
Double glazed window to the front. Built in double wardrobe. TV point. Radiator.

EN SUITE
Suite comprising enclosed shower, low level WC and wash hand basin. Part tiled walls. Radiator. Double glazed window with opaque glazing.

BEDROOM 2 12'10 max x 8'6
Double glazed window to the rear. TV point. Radiator.

BEDROOM 3 9'4 x 8'2
Double glazed window to the rear. TV point. Radiator.

BATHROOM
Suite comprising panel bath with shower attachment, low level WC and wash hand basin. Part tiled walls. Radiator. Double glazed window with opaque glazing.

OUTSIDE

FRONT
Flower beds and borders stocked with an array of shrubs and plants. Driveway for two cars leading to the Garage.

GARAGE
Up and over door. Door onto the rear garden. Light and power. Ample eaves storage.

REAR GARDEN
Delightful rear garden enclosed by brick walls. Areas of lawn complemented by beds and borders stocked with a wide variety of plants, shrubs and trees. Pond with water feature. Garden tap, lighting and power points.

COUNCIL TAX
Council Tax Band 'E' - £2,415.36 for 2021/22.

