



8 Lillywhite Close, Burgess Hill, West Sussex RH15 8TF

Guide Price **£450,000 - £475,000 Freehold**



8 Lillywhite Close

Burgess Hill

A well presented and extended 3/4 bedroom detached house with a long private driveway, a conservatory extension and garage conversion. The property was built by Crest Homes in 1987 and our vendors have been in residence since 2016. Prominently situated within this small select close on the West End Meadows Development, within walking distance of primary schools and 0.7 mile of St Pauls Catholic College. The town centre is 1.1 miles away.

- Entrance Hall & Cloak/Utility Room
- Kitchen/Dining Room
- Living Room
- Conservatory
- Playroom/Downstairs Bedroom
- Master Bedroom & Ensuite
- 2 Further Bedrooms
- Family Bathroom
- Private Driveway
- Rear Garden
- Council Tax Band E
- EPC Rating C



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The accommodation includes an entrance hall with stairs to the first floor and a cloak/utility room leading off it. The living room has 2 windows to the front aspect with a feature 'Natural Wood' wall. The kitchen/dining room spans the rear of the house with a conservatory extension offering extra living space. The kitchen is well fitted with integrated cooking appliances and there is ample room for a table and chairs as well as a sofa. Double doors open out to the rear garden with a door leading to the playroom/downstairs bedroom (formerly the garage) which would also make an ideal home office with windows to the front and a door leading to the garden.

On the first floor there is a hatch to the loft space and an airing cupboard. The master bedroom overlooks the rear garden with a range of built in wardrobes and an ensuite shower room. The guest bedroom is a generous size double bedroom and there is a good size 3rd bedroom. The bathroom has been refitted with a white suite.

Outside a long block paved driveway is flanked by a large front garden laid to lawn. A side gate opens to the north facing 45' x 36' rear garden. There is a large timber deck that abuts the house and protrudes into the garden providing space for outdoor seating. The remainder is laid to lawn with conifer hedging and fencing providing a great sense of privacy. Timber shed.

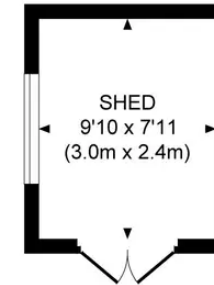
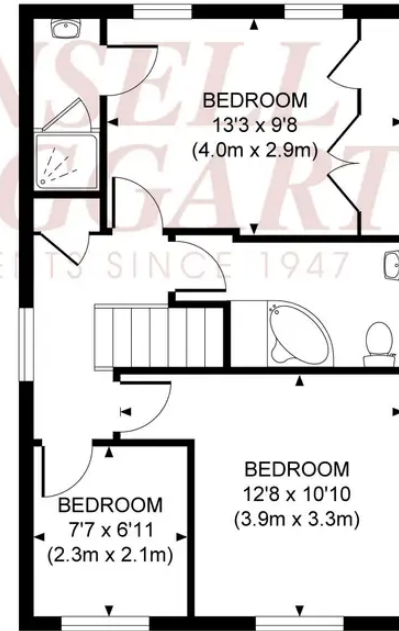
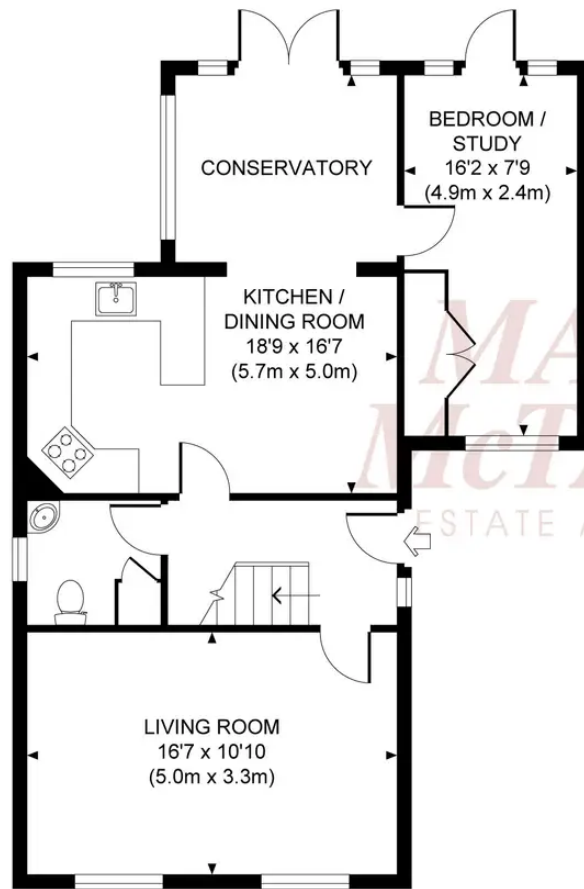
Benefits include gas fired central heating (the Worcester boiler is located in the cloakroom) and uPVC framed double glazed windows.

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Approximate Gross Internal Area
1097 sq ft / 101.9 sq m
Approximate Gross Internal Area Outbuildings
78 sq ft / 7.2 sq m
Total Gross Internal Area 1176 sq ft / 109.1 sq m



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