

**FOR SALE**



**Westhill Close, Burgess Hill**

**2 Bedrooms, 1 Bathroom, End Terraced House**

**Asking Price Of £385,000**



## Westhill Close, Burgess Hill

2 Bedrooms, 1 Bathroom

Asking Price Of £385,000

- Two Bedrooms
- Fitted Kitchen
- Cloakroom
- Lounge/diner
- Fitted Wardrobes to Master bedroom



### DESCRIPTION

Rarely available is this 2 bedroom end of terraced house set in a private mews which has been built to an exceptionally high standard by Riverdale Homes in 2013. The property is situated in a quiet 'tucked away' position of only 9 homes just off Orchard Road on the Western side of town within a 10 minute walk of the town centre and easy walking distance of local schools.

### ACCOMMODATION

The energy efficient accommodation includes an entrance hall with stairs to the first floor and cloakroom leading off it. The kitchen has been luxuriously fitted with cream cupboards complimented by stone work surfaces and a range of integrated appliances to include a double oven, gas hob, fridge/freezer, dishwasher, microwave and washer/dryer. The living/dining room is a particularly good size with a deep under stairs cupboard and double doors opening to the rear garden. On the first floor the master bedroom has built in wardrobes. There is a further bedroom and a bathroom fitted with a white suite. Outside a block paved driveway provides off road parking and side path which leads to the rear garden which has laid paving, lawn and is enclosed by fencing. Benefits include gas fired central heating with under floor heating to the ground floor (the boiler is located in the kitchen), UPVC framed double glazed windows, solar heating for the hot water.

### LOCATION

Burgess Hill is surrounded by picturesque countryside and historic landmarks; offering plenty of local amenities; with great connections via road, rail and air. The town centre offers a variety of shops, cafés and restaurants; there is a local cinema, playgrounds and parkland, sporting facilities including the popular Triangle Leisure Centre and clubs for anything from bowls to yoga. For families looking to move, Burgess



Hill is an ideal choice with good schools, plenty of outside space and activities to keep families of all ages entertained. Well Connected There is so much within easy reach, from the city of Brighton, to historical Lewes, to the far reaching South Downs. Easy access to London and Brighton ensures family days out are popular and commuters are well catered for. There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and it is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or north to Pease Pottage to pick up the M23 for the M25. Schools: The Gattons Infant School & Southway Junior School 0.2 mile. St Pauls Catholic College 0.9 mile. The Burgess Hill Academy 0.7 mile. N.B Please note that catchment areas need to be confirmed. Stations: Burgess Hill Mainline Railway Station (London Victoria/London Bridge approximately 54 minutes & Brighton 20 minutes) 0.9 mile. worth bearing in mind... Situated within easy walking distance of local schools and within a 10 minute flat walk of the town centre.

**Services:**

- Gas
- Water
- Electric

Gas Safety Cert Valid Until - 9th Nov 2024  
 EICR Valid Until - 26th Nov 2025  
 EPC Valid Until - 14th Aug 2033

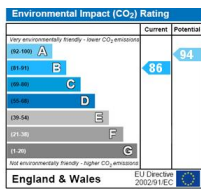
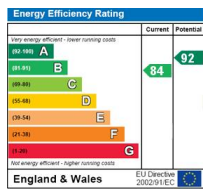
Council Tax Band 'C' £1,991.81 (2024/.2025) Mid Sussex District Council

Tenure: Freehold - You will be required to be a Director of Odland Mews Management Co Ltd. Indemnity policy in place re the Chancel Repair Liability, Policy commenced 18-5-2012 In Perpetuity applies to entire plot as shown in the plan.

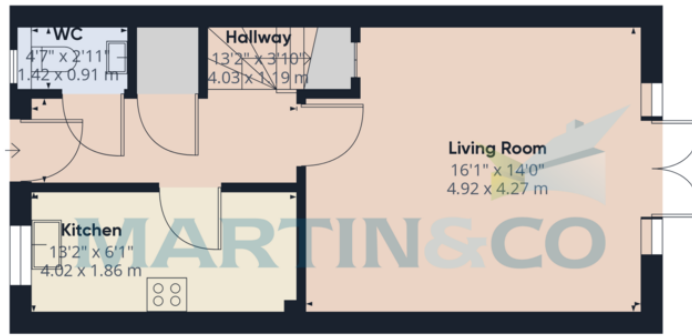
**\*\*No Onward Chain\*\***

**\*The property is offered with vacant possession\***

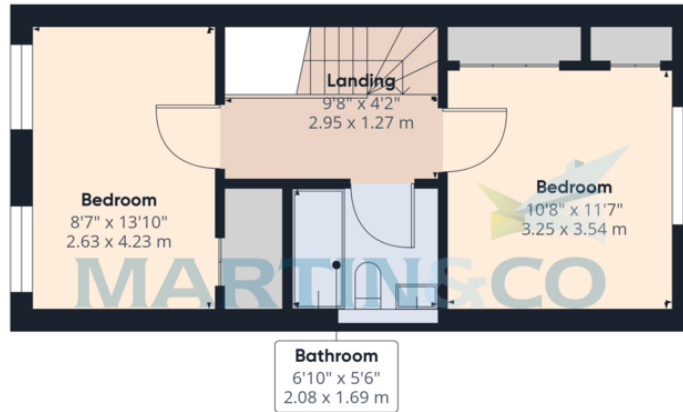








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

773.4 ft<sup>2</sup>  
71.85 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Martin & Co Burgess Hill

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.