

FOR SALE



Perryfields, Burgess Hill

4 Bedrooms, 2 Bathroom, Detached House

Asking Price Of £535,000


MARTIN&CO



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4 Bedrooms, 2 Bathroom
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- 4 Bedrooms
- Study/Office
- Modern Fitted Kitchen
- Cloakroom
- Separate Dining Room

An attractive and well presented 4 bedroom detached house with 3 reception rooms, and garage

The property was built in 1989 and our vendors have been in residence for 34 years. Situated on a prominent position in this close and within easy walking distance of the Woolpack Pub, Triangle Leisure Centre, Tesco Convenience Store and a Doctors Surgery. The town centre and mainline railway station are both approximately 1.4 miles away.

The accommodation on the ground floor includes an entrance hall with stairs to the first floor and a cloakroom/wc. The living room faces the enclosed rear South /East facing garden with double doors to the patio and garden. There is a separate dining room facing out to the front of the property the front and a study/playroom

The kitchen is designed thoughtfully with an attractive range of light gloss coloured cupboards and dark worktops with door to the outside garden.

On the first floor there is a landing with hatch to the part boarded and insulated loft which has power. The master bedroom benefits from an expansive run of built-in wardrobes and shower room. There are 3 further bedrooms one with fitted wardrobes and a family bathroom with bath and shower over.

Outside: There is an expansive area of lawn to the front with a side access gate round to the South/East facing rear garden. The entire rear garden is enclosed by a timber fence and benefits from lawn with flower bed, shrubs and patio.

The garage is to the front of the property.

Benefits include gas fired central heating UPVC framed double glazed windows and doors





EPC - C

Council Tax Band 'E' 2024/2025 £2,738.74





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