A 4 bedroom detached family house built by Persimmon Homes in 1996

£465,000
Freehold

22 The Oaks, Burgess Hill, West Sussex RH15 9XP

more details from...
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in brief...

- Entrance Hall & Cloakroom
- Living Room
- Kitchen/Breakfast Room
- Dining Room
- 4 Bedrooms
- Ensuite Shower Room & Family Bathroom
- Private Driveway & Garage
- 62' x 35' Rear Garden
- Council Tax Band E
- EPC Rating D

The property is situated in a select residential area made up of only link detached and detached houses.

in more detail...

A 4 bedroom detached family home built by Persimmon Homes in 1996 occupying a larger than average plot, situated in this select residential road made up of detached houses. The property is located within a 2 minute walk of the Triangle Leisure Centre and St Paul’s School. Being on the western outskirts of Burgess Hill the motorway network is also easily accessible.

The accommodation comprises an entrance hall with stairs to the first floor, a cloakroom, a living room with a feature fireplace, a re-fitted kitchen/breakfast room (new in 2012) with built in appliances including an oven, hob and extractor, casement doors to the rear garden and an archway to the dining room.

On the first floor landing there is a hatch to the loft space, an airing cupboard housing the hot water cylinder, a master bedroom with a re-fitted ensuite shower room (new in 2012), 3 further bedrooms and a re-fitted family bathroom (new in 2012).

Outside the property has a driveway providing off road parking, a single garage with an up and over door, power and light and a wide side access to the 62'wide x 35' deep north/east facing rear garden which is laid to patio and lawn with a brick built barbecue, various flower borders, plants and shrubs. The whole is enclosed by wood panelled fencing.

Benefits include gas fired central heating (new “Main Model” boiler fitted in 2017) to radiators and UPVC framed double glazed windows.

the location...

The property is situated amongst properties of a similar style and era on the western outskirts of Burgess Hill forming part of this attractive development. The Oaks can be found by turning off the Western Distributor Road into Triangle Way then right into The Acorns, then right again into The Oaks. There is a convenience store within a short walk and Burgess Hill town centre with its mainline railway station is a short drive.

Schools: The Gattons 0.7 mile & Southway Junior School 0.7 mile (by foot), St Pauls Catholic College 0.3 mile. Oakmeeds Community College 2.8 mile. N.B Please note that catchment areas need to be confirmed.

Stations: Wivelsfield Mainline Railway Station 2.2 miles & Burgess Hill Mainline Railway Station 2.3 miles (London Victoria/London Bridge approximately 54 minutes & Brighton 20 minutes).

worth bearing in mind...

St Paul's Catholic College and the Triangle Leisure Centre are within a short walking distance.