



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

£2,250 Per Calendar Month

A very well presented four bedroom detached house built around 1996 by Persimmon Homes. This fine home offers light spacious accommodation that has been improved in recent years. The specification is of a high quality with the presentation being both stylish and uncluttered throughout. The recent addition of a large luxurious garden room (15'10" x 12'10") offers the ability to work comfortably from home whilst also providing additional living/reception space. The garden room has power, light and stable ethernet connection. Further attributes include gas central heating, double glazing, an attractive rear garden and off road parking as well as a garage. EPC rating "D"

The Oaks is a well regarded residential close located on the western outskirts of Burgess Hill. The property is very conveniently located to take a advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are easy to access. Both the towns main line stations are within two and a half miles whilst the town centre with its wide variety of amenities 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.

Available late October/early November UNFURNISHED

The House.
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The well planned accommodation is arranged over two floors.

On the ground floor there is an entrance hall with cloakroom, living room with feature fireplace, the refitted kitchen/dining room offers a host of features including built in appliances, a further sitting room that opens onto the stunning double glazed conservatory. The rooms to the rear enjoy attractive views over the landscaped garden.

Stairs lead to the first floor landing. The main bedroom is of a good size and provides an en-suite. There are three further good size bedrooms and the family bathroom.

Further benefits and attributes include uPVC double glazed windows and gas fired central heating.

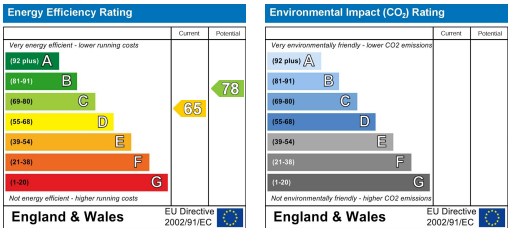
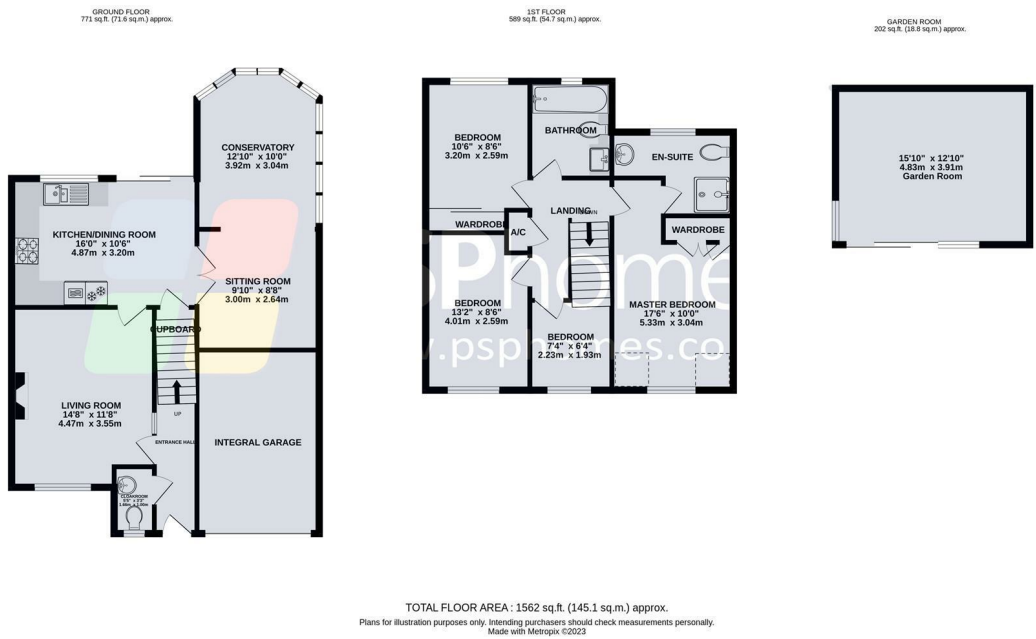
EPC Rating "D"

Outside...
To the front of the property is a good size block paved driveway affording off road for up to three vehicles that leads to the garage. The landscaped east facing rear garden is a particular feature measuring approximately 45' x 45' and offering areas of lawn paved patio and decking relieved by mature trees and well stocked borders The recent addition of a large luxurious garden room (15'10" x 12'10") offers the ability to work comfortably from home whilst also providing additional living/reception space. The garden room has power, light and stable ethernet connection.

The Location...
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COUNCIL TAX BAND
Council tax band "E" £2,609.61 for 2023/2024

PERMITTED TENANTS PAYMENTS



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