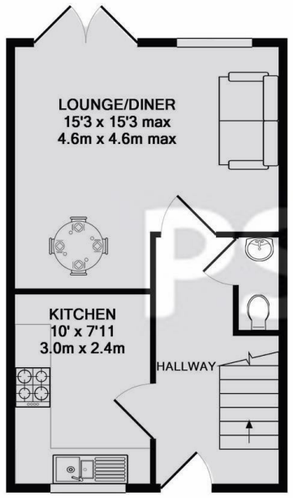
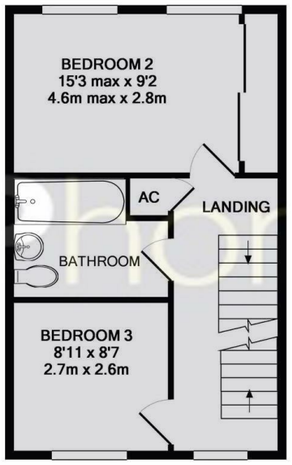
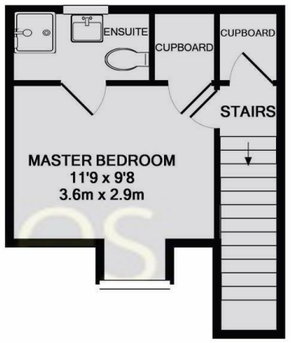


GROUND FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)



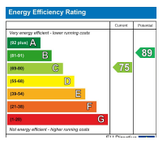
1ST FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)

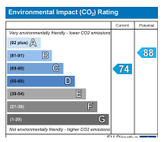


2ND FLOOR
APPROX. FLOOR
AREA 221 SQ.FT.
(20.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 968 SQ.FT. (89.9 SQ.M.)

Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2017





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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

13 Orchard Close, Burgess Hill, East Sussex, RH15 0GF

Price £399,950 Freehold

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13 Orchard Close, Burgess Hill, East Sussex, RH15 0GF

What we like...

* A fine attached three bedroom house offering spacious accommodation

* Quiet position within this highly regarded development

* Superior specification throughout

* Fine fitted kitchen, bathroom, en-suite and cloakroom

* Garage with driveway

* Easy access to main line station

The Property
A three bedroom attached town house built by Taylor Wimpey around 2010 and located in a quiet corner of this desirable modern development. The property is presented to the market in very good order and benefits from light, spacious and tastefully decorated accommodation throughout. Highlights include, an attractive l-shaped living room, high specification kitchen and bathrooms and three good size bedrooms. Outside is an attractive south facing rear garden, enclosed front garden and a garage with private driveway off road parking. The property is very conveniently located and offers the advantage of being an easy walk to Wivelsfield main line station.

The Ground Floor.
The ground floor provides a reception hall with modern cloakroom and a staircase rising to the first floor. The comfortable l-shaped living room has french doors opening onto the attractive south facing garden. The kitchen provides a contemporary range of wall and floor units complemented with fitted appliances to include oven, hob, cooker hood, fridge/freezer, dishwasher and wine cooler.

The First Floor.
There are two double bedrooms on the first floor. The second bedroom has an aspect to the rear as well as a full width range of fitted wardrobes, whilst the third bedroom is presently arranged as an office. Both bedrooms are served by a modern family bathroom. A staircase rises to the second floor.

The Second Floor.
On the landing of the second floor is a large built in wardrobe cupboard. Beyond this is the master bedroom, with a further deep built in wardrobe cupboard and a contemporary en-suite shower room.

Gardens and Parking.
The property benefits from an attractive, landscaped south facing rear garden. There is an area of lawn with well stocked beds and borders as well as a patio terrace ideal for outside entertaining. To the front is a neat area of garden with a mature hedge. Parking is provided by a garage with private driveway.

The Location...
Orchard Close is very conveniently located to take advantage of Wivelsfield main line station as well as everyday shopping facilities at Worlds End and a well regarded primary school. The town centre with its wide variety of facilities including a Waitrose super market and Burgess Hill'sb main line railway station is within easy striking distance, as are the Triangle Leisure Centre and the A23 link road which are both situated on the western outskirts of the town. 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.

Further Attributes.
Further attributes include modern gas fired central heating and double glazing throughout.

The Finer Details.
Tenure: Freehold
Title Number: ESX340853
Local Authority: East Sussex
Council Tax Band: D
Available Broadband Speed: Superfast up to 1,000Mbps

We believe the above information to be accurate but recommend intending purchasers check the details personally before exchange of contracts.