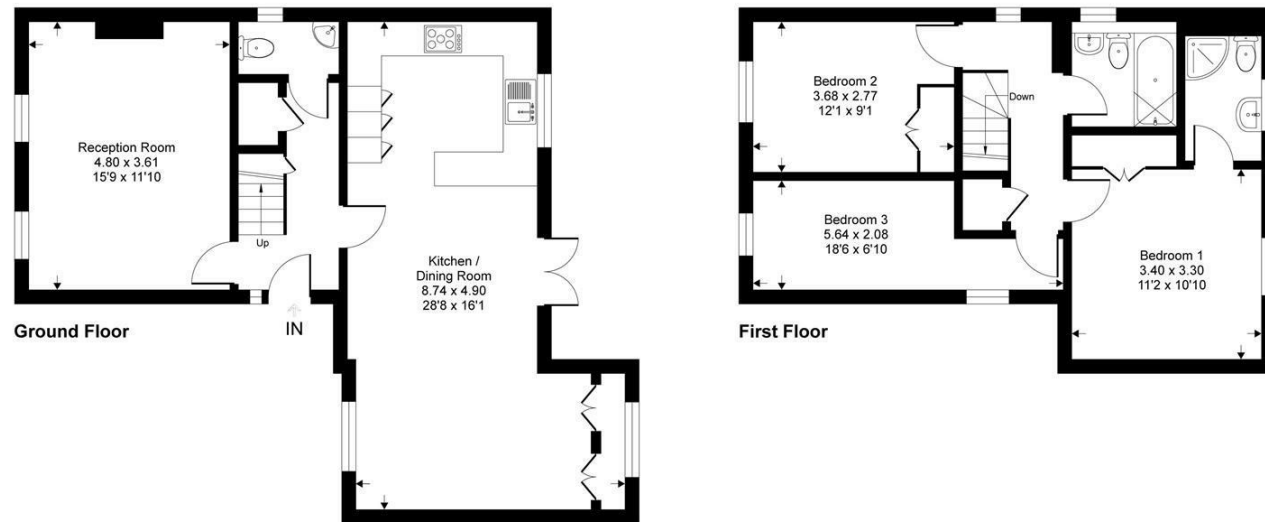
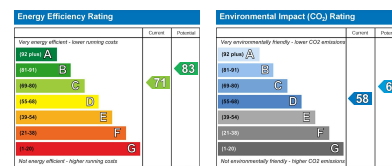


Woodpecker Crescent, RH15

Approximate Gross Internal Area = 108.6 sq m / 1169 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. PSP Homes



20 Woodpecker Crescent, Burgess Hill, West Sussex, RH15 9XY

Price £550,000 Freehold

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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.

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20 Woodpecker Crescent, Burgess Hill, West Sussex, RH15 9XY

What we like.

- * A very stylish detached house located in favoured Bourne Park.
- * Stunning refitted kitchen/dining room.
- * Comfortable, separate sitting room.
- * Sunny south facing rear garden.
- * Main bedroom with modern en-suite.
- * Quiet, convenient location.

The Property.

A stylish three bedroom detached house located within the highly regarded Bourne Park development. This fine property provides light, spacious accommodation that is considered to be in exemplary condition throughout. Highlights include the stunning refitted kitchen/dining room that is of a particular good size due to the integration of the original garage into the accommodation. Beyond this is the comfortable sitting room, three good size bedrooms and a family bathroom with additional ensuite. The attractive gardens are well tended and off road parking is provided by a private driveway. The location is both quiet and very conveniently located to take advantage of all Burgess Hill's comprehensive facilities.

The Accommodation.

The accommodation is light, spacious and stylish throughout. The ground floor has Kardean flooring and comprises, entrance hall with staircase to the first floor, cloakroom with modern suite and understairs storage. There is a comfortable sitting room to the front of the property with a feature wall providing an inset tv space with fitted shelves and cupboards to either side. The kitchen/dining room is a particular feature. The kitchen has been refitted with a wide range of contemporary units complemented with Quartz work surfaces and integrated appliances, beyond this there is space for a large dining table and chairs as well as a further reception area. There are patio doors opening onto the south facing rear garden. The first floor provides a main bedroom with modern en-suite and two further double bedrooms served by a refitted family bathroom.

Gardens and Parking.

The attractive sunny south facing rear garden provides neat areas of formal lawn and paved patios. There is a garden room with light and power as well as a large timber storage shed. There is a gated pathway to one side offering access to the front of the property with an extended block paved driveway affording off road parking for several vehicles.



Location.

Woodpecker Crescent lies off Robin Road in the popular 'Bourne Park Development' - a popular, family-friendly area built in the mid 1990s. The highly regarded St Pauls Catholic College (11-18 yrs) and Triangle Leisure Centre are just under 20mins walk and you have great road links around town on Jane Murray Way. For those needing the A23(M) motorway network, the nearest access is just three miles distant at Hickstead.

There are several play parks close by and you're just a short walk from beautiful open countryside at Hammonds Ridge Meadows, with brilliant dog walks out to Hurstpierpoint – perfect to blow away the cobwebs on a Sunday stroll. If you fancy a glass of something or a cracking Sunday Roast, the dog friendly Sportmans pub just over a mile at Goddards Green.

Tesco Superstore is also within walking distance and the town also boasts a Waitrose and Lidl and there are further shopping facilities at The Martlets in the town centre.

Burgess Hill mainline station is just over a mile distant and provides fast, regular services to London (Victoria/London Bridge) in just under an hour, Brighton (10-15 mins) and Gatwick International Airport (20 mins). The town has a second mainline station at Wivelsfield. School wise we believe the catchment areas are Gattons Infants, Southway Primary and Burgess Hill Academy Secondary.

Further Attributes.

Further attributes include gas central heating, double glazing, Kardean flooring throughout the ground floor, fitted shutters and air conditioning to the three bedrooms.

The Finer Details.

Tenure: Freehold
Title Number: WSX209187
Local Authority: Mid Sussex District
Council Tax Band: E
Available Broadband Speed: Ultrafast (up to 1000 mbps)

We believe this information to be correct but recommend intending purchasers check personally before exchange.

