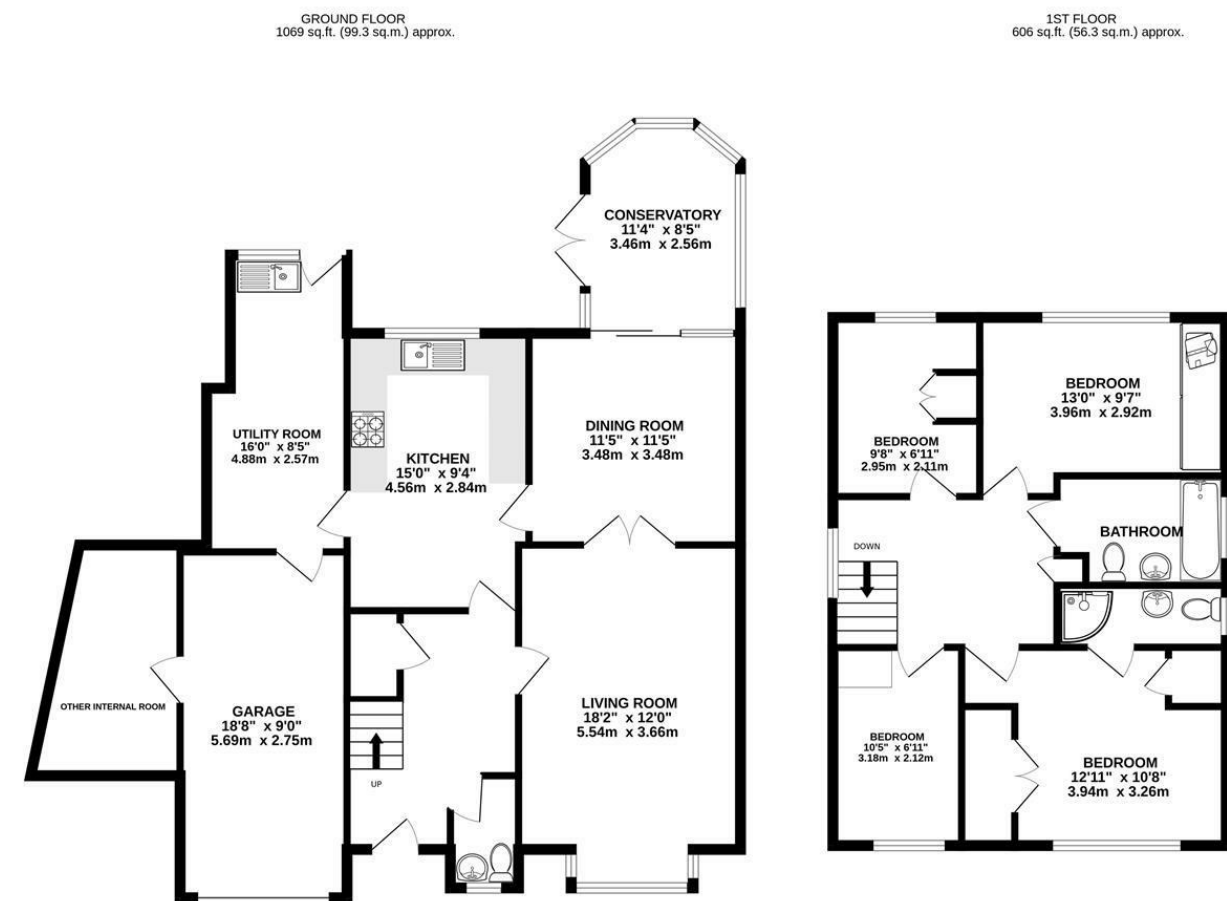
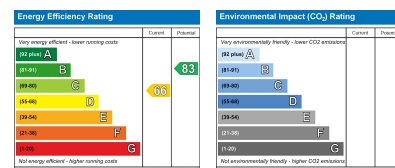




TOTAL FLOOR AREA: 1675 sq.ft. (155.6 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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10 Wisden Avenue, Burgess Hill, West Sussex, RH15 8TL

Price £595,000 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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10 Wisden Avenue, Burgess Hill, West Sussex, RH15 8TL

What we like.

- * Immaculately presented throughout.
- * Sunny west facing rear garden.
- * Separate reception rooms plus additional conservatory.
- * Well fitted kitchen/breakfast room and large adjoining utility/storage room.
- * Private driveway for 3 or 4 vehicles, plus garage with workshop.
- * Convenient, well regarded residential position.

The Property.

An immaculate and beautifully presented detached house located in a very well considered residential road within the West End Meadows development. Highlights of the accommodation include separate reception rooms, a fine fitted kitchen/breakfast room with a spacious adjacent utility room and main bedroom with fitted furniture and modern en-suite. Outside to the front is a large private driveway leading to the garage, whilst to the rear is an attractive and established west facing enclosed garden. Wisden Avenue offers easy access to all Burgess Hills comprehensive facilities and the a23 link road.

Accommodation.

The ground floor provides the entrance hall with staircase to the first floor, understairs storage cupboard and a cloakroom/wc with modern suite. The attractive living room has a bay window to the front and a feature fireplace. There are double doors into the dining room which has room for a large table and chairs as well as sliding patio doors into the modern conservatory. This has double glazed windows and doors opening onto the attractive rear garden. The kitchen/breakfast room is fitted with a comprehensive range of wall and floor units complemented with ample worksurfaces and integrated appliances. There is an area for a breakfast table and chairs as well space and services for further appliances. A door opens into a large utility/storage room with sink and units as well as doors to the garden and garage. NOTE the kitchen and utility rooms could be combined to create a stunning open plan space.

The first floor comprises, landing with hatch to roof space and built in airing cupboard, the main bedroom with modern fitted furniture and a refitted en-suite, three further bedrooms with modern fitted furniture and a refitted bathroom suite.

Gardens and Parking.

To the front is an area of neat landscaped garden as well as a large, private block paved driveway affording off road parking for 3 or 4 vehicles. This leads to a garage with up and over door light and power, eaves storage and access to a fully functioning workshop. To one side is a double gate giving access to the side. To the rear is a sunny west facing garden with areas of lawn and paved patio relieved by established beds and borders stocked with plants,shrubs and trees. There are areas to both sides of the house one with gated access to the front whilst the other allows for storage and has a garden shed.



Location.

Wisden Avenue lies off Sussex Way providing easy access around town and to the A23. The location is popular amongst families and is within easy walk of the highly regarded St Pauls Catholic College (11-18 years). For every day essentials there is a Tesco Express Convenience Store and Day Lewis Pharmacy nearby. For more extensive shopping, Burgess Hill offers a choice of three supermarkets in the form of Waitrose, Tesco and Lidl.

Close by the Woolpack gastropub is a short walk, whilst the Triangle Leisure Centre is under half a mile distant on foot and offers two swimming pools, gym and a range of classes. Pure Gym is a mile away on London Road.

Wisden Avenue offers access the A23(M), which lies just under three miles east. For rail connections, the town offers two mainline stations. Burgess Hill Station is 1.5 miles distant and provides regular services to London (Victoria/London Bridge in 50 mins), Gatwick Airport and Brighton.

Further Attributes.

Further attributes include gas central heating and modern gas central heating.

Finer Details.

Tenure: Freehold
Title Number: WSX137277
Local Authority: Mid Sussex District Council
Council Tax Band: F
Available Broadband Speed: Ultrafast (up to 1800mbps)

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

