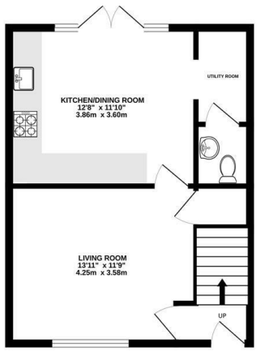
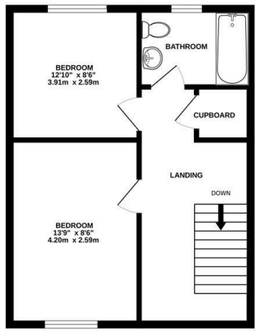
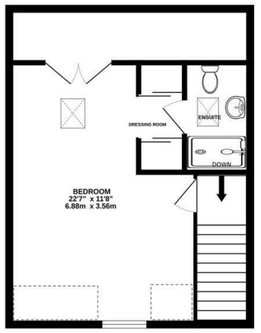
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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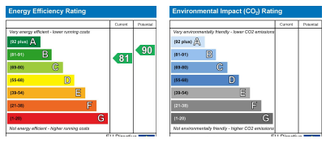

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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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.

37 Larkspur Drive, Burgess Hill, West Sussex, RH15 0UL

Guide Price £425,000 Freehold

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37 Larkspur Drive, Burgess Hill, West Sussex, RH15 0UL

* Spacious three bedroom home measuring approx. 1,273 sq ft
* Allocated parking for two cars
* Low maintenance garden
* Downstairs cloakroom, family bathroom & ensuite shower room
* EPC B
* Short walk of Wivelsfield mainline train station

This modern family town house forms part of the popular 'Ote Park' development and offers plenty of kerb-appeal with 'New England' style clad elevations. The home was built in 2012 and enjoys peaceful, tucked away position This beautifully presented three-bedroom home spans over three floors, offering an impressive 1,273 sq ft of living space. The low-maintenance rear garden is perfect for relaxing or entertaining, while the allocated parking for two vehicles. Situated in the highly sought-after Ote Park development, you'll enjoy the perfect balance of peaceful living and easy access to amenities. Just a short walk from Wivelsfield mainline train station.

Ground Floor

Access via entrance hall with stairs leading to the first floor. A door opens into a generous living room that overlooks the front of the property, featuring a handy walk-in storage cupboard – perfect for keeping things neatly tucked away.

The kitchen/diner enjoys a favoured spot at the rear, with 'French' doors opening on to the garden – great for inside-outside living during the summer months. The kitchen itself is stylish, with cream gloss units under a contrasting worktop. There is a range of integrated appliances including fridge/freezer, oven, hob and dishwasher. There is a useful separate utility area that leads to the cloakroom.

First and Second Floor

The first floor landing is bright and spacious, featuring a front-facing window and a practical storage cupboard. This level offers two generously sized double bedrooms. A bathroom with bath, wc and wash basin.

Stairs lead to the second floor, where you'll find the impressive master bedroom suite at 23ft max. The suite includes a large dressing room, completed with fitted wardrobes, offering an abundance of storage as well as storage space to the eaves. The room is flooded with natural light, creating a serene and welcoming atmosphere.

The contemporary en-suite shower room provides a stylish and contemporary space to unwind after a long day.

Further Attributes

The house also offers a high degree of energy efficiency (EPC: 81 - B, potential 90 - A), with thermostatic gas fired central heating, double glazing and plenty of insulation.

Outside

To the front, the property benefits from two allocated parking spaces, complemented by attractive mature shrubs which enhance its kerb appeal.

The private rear garden has been thoughtfully arranged to provide an excellent outdoor space, featuring a generous paved terrace ideal for entertaining, a well-maintained lawn and raised planted beds. A pathway leads to a timber garden shed at the rear, while gated rear access adds further convenience.

Location

Larkspur Drive lies in the north eastern part of Burgess Hill and forms part of the Ote Hall Park development, built by Bloor Homes in 2012 which provides a picturesque square and a well maintained childrens playpark.

Wivelsfield main line station is around a ten minute walk and the'Worlds End' area provides an array of shops including convenience store, fish and chip shop, barbers, hairdressers, newsagents and dog groomers. For more extensive shopping Burgess Hill offers a choice of three supermarkets in the form of Waitrose, Tesco and Lidl. Janes Lane Recreation Ground is also nearby with football pitches and a playpark. By car, the A23(M) lies 4.5 miles west at Hickstead and provides swift links to the M23/M25 motorway network.

Burgess Hill is ideally positioned for those who enjoy the outdoors, being surrounded by beautiful countryside and picturesque Sussex villages such as Ditchling and Hurstpierpoint. The town is also exceptionally well-served by road and rail, with direct connections to London, Brighton, Gatwick Airport, Lewes, and Haywards Heath, making Larkspur Drive an ideal location for both town and country living.

The Finer Details...

Tenure: Freehold
Title Number: WSX357640
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Ultrafast (up to 1000mbps download)