



For Sale: Freehold
The Saffrons, West Sussex, RH15

- Detached Family Home
- Three Bedrooms
- Off Street Parking & Integral Garage
- Located in a Cul De Sac

Arington 

Arington are delighted to offer to market this three bedroom detached family home located in a cul de sac on North side of Burgess Hill providing access via road to Haywards Heath, St Pauls School, The triangle and via the A/M23 Brighton, Crawley and Gatwick. The accommodation comprises of 18" living room with bay window to the front, 19" fitted kitchen / dining room with door opening out to a conservatory, downstairs WC, integrated garage, three bedrooms and family bathroom with bath and shower cubicle. The front garden is mainly laid to block paving providing off road parking for several vehicles and the rear garden is mainly laid to lawn with established shrub borders and a patio adjoining the rear of the house. GFCH. Double glazed. A Viewing is highly recommended.

Vendors Views

I have lived here for 20 years. Cul de sac is very quiet with good helpful neighbours who have also been here for a long time. I shall miss them. Close to nice easy walk through woodland area and playing field via children’s play area just renewed this year with swings, slides and roundabout. Then a short walk on to Tesco Express (about 15 mins) and Woolpack pub. Easy access to M23 and Gatwick airport. Close to local schools (St Pauls).

Local Area

Burgess Hill is a civil parish, formerly common land, moving from an insignificant settlement to a town of 4,500 between 1850 and 1880. The population of the town saw a dramatic increase between 1951 and 1961 where the population almost doubled from 7,000, earning the town the title of the fastest growing town in the South East. The town has continued to expand with the population at 30,635 in the 2011 census. Along with the residential population Burgess Hill attracts national and international companies due to its location with many based within its business parks. Today, the town offers excellent commuter links via road or rail with two train stations, Burgess Hill main line Train Station and Wivelsfield Train Station along with a wealth of facilities including a shopping centre, cinema, leisure centre, Golf Centre and multiple schools to choose between. The future looks bright with further housing development and a substantial regeneration project to the town centre, promising a ten screen cinema complex, hotel and renewed shopping centre.



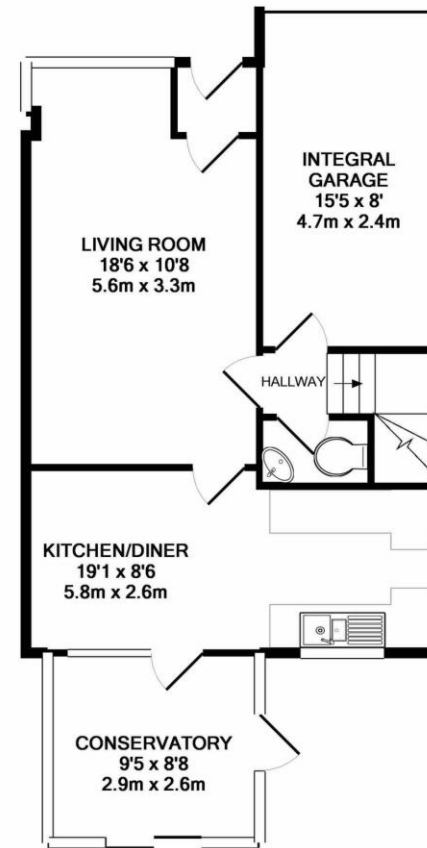
Room Details

Ground Floor

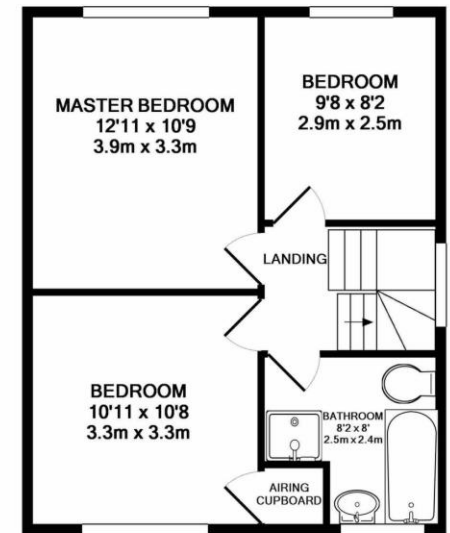
Living Room	18'6" into bay window x 10'8" (5.64m into bay window x 3.25m)
Kitchen / Dining Room	19'1" x 8'6" max (5.82m x 2.59m max)
Conservatory	9'5" x 8'8" (2.87m x 2.64m)
Integral Garage	15'5" x 8'0" (4.70m x 2.44m)

First Floor

Master Bedroom	12'11" x 10'9" (3.94m x 3.28m)
Bedroom	10'11" x 10'8" (3.33m x 3.25m)
Bedroom	9'8" x 8'2" (2.95m x 2.49m)
Bathroom	8'2" x 8'0" (2.49m x 2.44m)



GROUND FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1057 SQ.FT. (98.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

