



For Sale:  
Denham Road, West Sussex, RH15

- Four Bedrooms
- No Onward Chain
- Driveway
- Conservatory

**Arington** 

Arington are delighted to offer this spacious four bedroom, semi-detached family home with a large South West private rear garden. This nicely presented house benefits from a well proportioned open plan living space and 21' conservatory with driveway parking for several vehicles. Close by to infants, junior and senior schools, a parade of shops and a doctors surgery plus great walks into West Park Nature Reserve, all conveniently located within easy reach of Burgess Hill town centre and Train Station and access to the A23/M23.

### **Vendors Views**

- We moved to this house ten years ago.
- Our immediate neighbours on either side have lived here over forty years and have been very friendly.
- We put in a back gate which leads directly into West Park Nature Reserve.
- South Way School is a three minute walk from the back gate.
- Burgess Hill Rugby Club and field very close and great for dog walks.
- We've enjoyed the large space this house has had to offer.
- The garden has been great for our young Son and many a football match has been played.
- Endless parking both on and off the driveway.
- The house and garden have a good energy, we will miss our neighbours.

### **Burgess Hill**

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

Entrance Hall

WC 4'3" x 2'11" (1.30m x 0.89m)

Living/Dining Room

Lounge Area 15'11" x 9'11" (4.85m x 3.02m)

Dining Area 11'10" x 9'11" (3.61m x 3.02m)

Kitchen 10'11" x 11'11" (3.33m x 3.63m)

Conservatory 21'2" x 11'8" (6.45m x 3.56m)

## First Floor

Landing

Bedroom One 14'4" x 10'1" (4.37m x 3.07m)

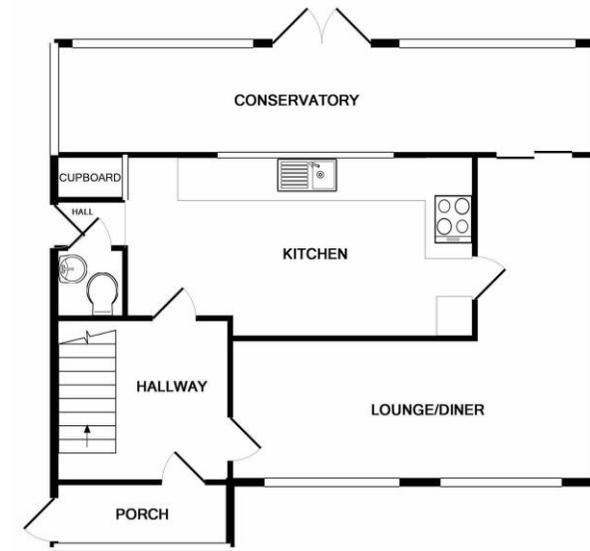
Bedroom Two 8'8" x 11'11" max (2.64m x 3.63m)

Bedroom Three 9'11" x 10'1" max (3.02m x 3.07m)

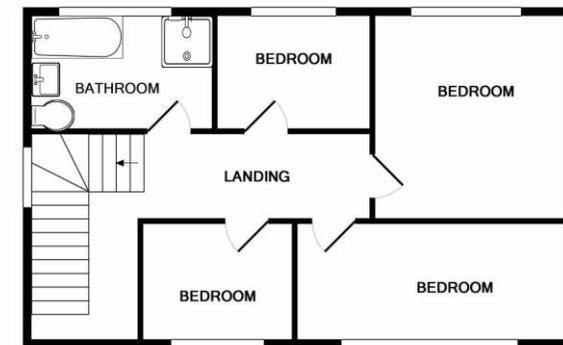
Bedroom Four 8'10" x 7'8" (2.69m x 2.34m)

Bathroom 7'6" x 8'5" (2.29m x 2.57m)

Rear Garden



GROUND FLOOR



1ST FLOOR

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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