



For Sale: Freehold
Swann Close, West Sussex, RH15

- 4 - 5 Bedrooms
- 21ft Living / Dining Room

- Including Annex with Wet Room
- Driveway for Multiple Vehicles

Arington 

Arington

Arington are delighted to offer to market this renovated and extensively extended 4 - 5 bedroom family home including the self contained annex in exec of 1250 sqft, located on a corner plot at the end of a quiet cul de sac off the sought after Folders Lane development. Internally the family home offers versatile accommodation with 3 bedrooms and bathroom to the first floor and fitted kitchen, 21' living / dining room with French doors to the rear garden, downstairs WC / utility room, bedroom 4 / study to the ground floor plus the annex with a 21' open plan living / dining / bedroom / kitchen space with adjoining wet room. Outside to the front the garden is mainly laid to lawn with a driveway providing off street parking for several vehicles, to the rear / side the gardens have been divided to provide separate gardens for the annex and main house. The garden to the main house is mainly laid to lawn with a split level decking area and sunken patio providing areas for seating, whilst the garden for the annex offers a secluded private space mainly laid with patio with a smaller area of lawn and shrub borders. Double Glazed. GFCH. Council Tax Band: D. EPC: TBC.

Vendors Views

"We've lived here for 18 years and this has been the ideal home to raise our daughter - a peaceful location but still within striking distance of the schools, town centre, and Brighton and London by car or rail.

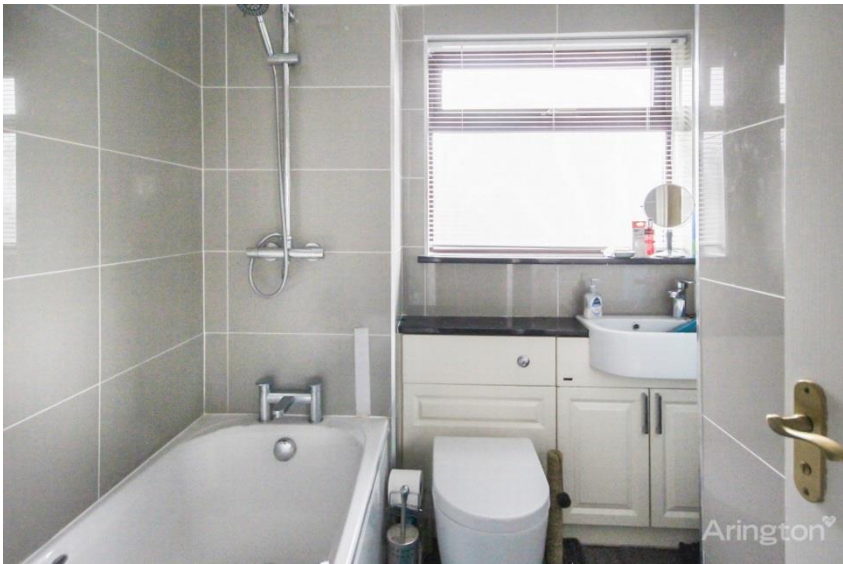
"With the annex, we managed to build a home for gran too, so she could maintain her independence and privacy, but have us close by. It's been a good home to build memories."

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.

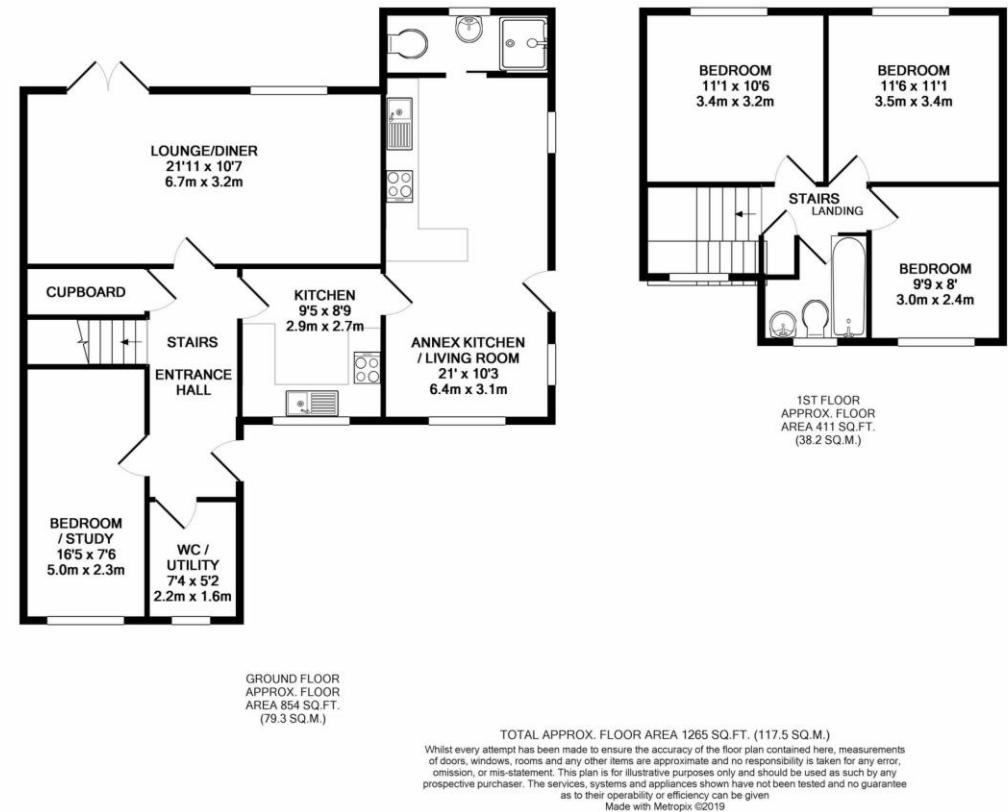
The future looks bright with further housing development and a substantial regeneration project to the town centre, promising a ten screen cinema complex, hotel and renewed shopping centre.



Room Details

Internal

WC / Utility	7'4" x 5'2" (2.24m x 1.57m)
Bedroom 4 / Study	16'5" x 7'6" (5.00m x 2.29m)
Kitchen	9'5" x 8'9" (2.87m x 2.67m)
Living / Dining Room	21'11" x 10'7" (6.68m x 3.23m)
Annex Bedroom / Living Room / Kitchen	21'0" x 10'3" (6.40m x 3.12m)
Master Bedroom	11'6" x 11'1" (3.51m x 3.38m)
Bedroom 2	11'1" x 10'6" (3.38m x 3.20m)
Bedroom 3	9'9" x 8'0" max (2.97m x 2.44m max)
Bathroom	6'7" max x 6'7" max (2.01m max x 2.01m max)



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.

