



For Sale: £425,000 Freehold
The Acorns, West Sussex, RH15

- Three Bedrooms
- En Suite to Main Bedroom
- Conservatory
- Integral Garage

Arington 

Arington are pleased to offer for sale this three bedroom, two bathroom family home with the added benefit of a conservatory and integral garage. Located on the West side of Burgess Hill the property is a short distance from The Triangle leisure centre and St Paul's Catholic College, with road access to Brighton, Crawley, Gatwick and beyond. Internally the home offers a fitted kitchen, 17' integral garage, L shaped 18' by 17' living / dining room, 15' conservatory with underfloor heating, main bedroom with fitted wardrobe and en suite shower room, bedroom 2 with fitted wardrobe, bedroom 3 and family bathroom. Gardens front and back offer off street parking to the front and a low maintenance garden to the rear. STNC and planning permission the home offers potential to new owners to put their own stamp on the property by extending into the loft, converting the garage and / or converting the front lawn for additional parking. GFCH. Double glazed. Council Tax Band: D. EPC: D.

Internal

Ground Floor Door to...

Entrance Hall Radiator. Telephone point. Doors to...

Integral Garage Up and over garage door to the front. Power & light.

Kitchen Fitted with a range of wall and floor units with stone effect worktop with inset single sink with drainer and four point gas hob with oven under and extractor over. Tiled splashbacks. Space and plumbing for a washing machine and undercounter fridge, freezer or fridge / freezer. Boiler. Fuse board. Heating and hot water controls. Window to the front.

Living Room Feature gas fireplace with stone surround and hearth and wood mantle. Radiators. TV Aerial. Thermostatic controller. Stairs to the first floor. Window and sliding door to...

Conservatory Underfloor heating. TV Aerial. Power.

First Floor

Landing Stairs from the ground floor. Loft hatch. Doors to...

Bedroom 1 Built in wardrobe. Ceiling fan with lighting. Radiator. Window to the rear. Door to...

En suite Fitted with a white suite comprising of a shower cubicle with Mira shower, low level WC and pedestal basin. Part tiled walls. Tiled floor. Extractor fan. Radiator.

Bedroom 2 Built in wardrobe. Radiator. Window to the front.

Bedroom 3 Radiator. Window to the front.

Bathroom Fitted with a white suite comprising of a panelled bath with mixer taps with shower head, low level WC and pedestal basin. Part tiled walls. Tiled floor. Extractor fan. Airing cupboard housing the immersion tank. Radiator. Opaque window.

External

Front Garden To the front of the house is a lawned area with front border and a paved path leading to the front door, with a drive providing off street parking and leading to the integral garage. Outdoor tap. Potential to convert the front garden into an additional parking space subject to necessary consent.

Rear Garden The rear garden is mainly paved with established shrub borders. A garden gate provides side access. A right of way passes through the garden to the neighbour.

Vendor's Views I find myself sadly selling my property after many happy years of living here. I love this property for so many reasons. I especially love the quite area and the friendly neighbourhood. The nearby nature walks and having the Leisure Centre and shops close by. With various small playgrounds for the children to play. The surrounding wildlife and the nearby pond with the frogs and ducks. The property is a TARDIS!!! I was surprised to see how spacious each room was. The joy of having a spacious room that the sofa's didn't overtake the room and you could put other furniture inside. What joy to discover 2 Large fitted double wardrobes and a bathroom whereby you are not sitting right next to the bath tub. The garden was an added bonus giving me enough room to add a large Conservatory to give an additional room that would double up as a family room and Dining room. Opening the double doors out into the garden bringing nature in and having the joy to sit back either in the conservatory or outside and see the grandchildren playing and watch the birds flying from one tree to another. I have enjoyed bringing up my family in such a lovely area.



Room Details

Ground Floor

Entrance Hall

Integral Garage 17'5" max x 8'8" max (5.31m max x 2.64m max)

Kitchen 10'9" max x 6'4" max (3.28m max x 1.93m max)

Living Room 18'3" max x 17'11" max (5.56m x 5.46m)

Conservatory 15'7" max x 12'0" max (4.75m x 3.66m)

First Floor

Landing

Bedroom 1 12'0" max x 11'0" max (3.66m max x 3.35m max)

En suite

Bedroom 2 16'5" max x 12'0" max (5.00m max x 3.66m max)

Bedroom 3 9'2" max x 8'3" max (2.79m max x 2.51m max)

Bathroom



TOTAL FLOOR AREA: 1118 sq.ft. (103.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams 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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