



1 Howard Avenue
Burgess Hill, RH15 8TS



Mark Revill & Co

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£565,000

This superb detached family home offers generous accommodation having 4 good size bedrooms and an en suite shower room to the main bedroom. The large double aspect sitting room features a Victorian style open fireplace. All rooms are served by gas central heating and double glazing and the majority of windows have plantation shutters. The kitchen is very well fitted and benefits from an abundance of units with integrated washing machine and dishwasher, there is also the benefit of solar panels providing electricity which in the previous year has generated £741 in revenue in excess of electricity used. Outside the rear garden is of a generous size with paved patio across the whole of the rear of the property, double gates leading onto private driveway which can accommodate parking for 4 or 5 vehicles and there is also a double garage with electric roller doors and loft storage above.

Howard Avenue is situated in this sought after west side of Burgess Hill being within walking distance of the Triangle Leisure Centre, Woolpack Public House, Tesco's Express, chemist and doctors surgery. The town centre provides ample shopping areas and there is a mainline railway station with fast and frequent services to London. To the west of Burgess Hill there is a direct road link to the A23/M23 providing fast access to both Gatwick Airport and the cosmopolitan city of Brighton and the south coast. The area is generally well served by schooling for all age groups and the South Downs National Park is within a short drive and offers some of Sussex's most scenic countryside walks.



GROUND FLOOR

Canopy Covered Entrance with outside light. Front door to:

Entrance Hall Tiled flooring. Vertical radiator. Understairs storage cupboard.

Cloakroom Comprising low level wc, wash basin with cupboard under and monobloc tap over, tiled splashback. Chromium ladder radiator. Tiled flooring. Electric fuse box.

Dining Room 11'4" x 9'1" (3.45m x 2.77m) Wall mounted radiator. Plantation shutters. Karndean flooring.

Sitting Room 19'2" x 11'5" (5.84m x 3.48m) Attractive room being double aspect. TV aerial point. Feature Victorian style open fireplace with inlaid tiling and tiled hearth, timber over mantle, gas point. 2 vertical radiators. Karndean flooring. Double doors overlooking and opening onto the rear patio and garden. Plantation shutters. 4 wall light points.

Kitchen 11'4" x 9'6" (3.45m x 2.9m) Exceptionally well fitted with double drainer stainless steel sink unit with mixer tap, roll edge worktops over, further work surfaces with cupboards and drawers under. Integrated **washing machine** and **dishwasher**. Corner cupboards with carousels, wide pull out full height larder cupboard. Breakfast bar. Matching eye level wall cupboards. Half tiled walls. Space for range cooker. Extractor hood with lighting. Feature circular window looking into the hallway. Tiled flooring. Wall mounted ladder radiator.

Utility Area Double stainless steel sink unit with mixer tap, wall cupboards over and matching cupboards beneath. Space for American style fridge/freezer. Door to rear garden.

FIRST FLOOR

Galleried Landing Spindle balustrade. Radiator. Hatch to loft space. Shelved linen cupboard.

Bedroom 1 11'11" x 10'9" (3.63m x 3.28m) Fitted triple wardrobe cupboard with sliding mirror doors. 2 wall light points. Radiator. Plantation shutters.

En Suite Shower Room Comprising shower cubicle with sliding glass doors, rain head shower with bar control, low level wc with concealed cistern, wash basin with cupboard beneath. Wall mounted chromium ladder radiator. Illuminated wall mirror. Extractor fan. Tiled flooring.

Bedroom 2 11'7" x 8'9" (3.53m x 2.67m) Radiator. Plantation shutters.

Bedroom 3 11'9" x 7'4" (3.58m x 2.24m) Telephone point. Radiator. Plantation shutters.

Bedroom 4 11'6" x 7'1" (3.51m x 2.16m) Radiator. Plantation shutters.

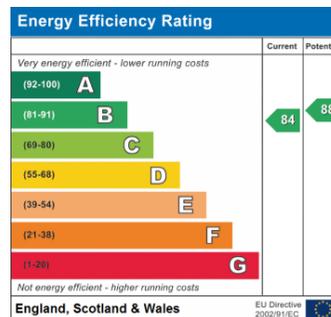
Luxury Refitted Family Bathroom Suite comprising roll top bath on claw feet, chromium mixer tap and hand shower, glass shower screen, low level wc with concealed cistern, wash basin with cupboard under. Shaver point. 5 eye level wall cupboards. Tiled flooring. Underfloor electric heating. Chromium ladder radiator. Plantation shutters.

OUTSIDE

Double Brick Built Garage Twin electrically operated roller doors. Sensor lighting. Internal power and lighting. Loft storage area being boarded also with light. Work benches and shelving. Ample power points. Separate fuse box.

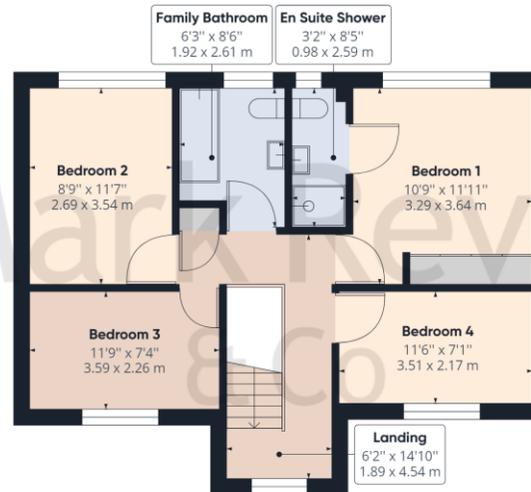
Front Garden Enclosed by mature hedging with lawn areas. Paved pathways. Side access to enclosed log store area to one side leading onto a side patio.

Rear Garden Paved patio extending across the rear of the property. 2 outside lights. Water tap. Garden store. Lighting. Level lawn with path leading to further sun patio. All of which is enclosed by brick walling and panelled fencing. Double gates leading onto the tarmac driveway which provides parking for 4-5 vehicles. Further lawn area with specimen trees again enclosed by mature hedging.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1115.09 ft²
103.59 m²

Reduced headroom

2.18 ft²
0.20 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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