



For Sale: £449,950 Freehold
St Peters Road, West Sussex, RH15

- Detached Family Home
- 19' Dining Room

- 19' Living Room
- Separate Utility Room

Arington 

Living space is light and plentiful...Arington are delighted to offer for sale this extended and ready to move into detached family home in a sought after location in Burgess Hill. With three double bedrooms and a family bathroom upstairs, downstairs the house benefits from a 19ft living room with open fireplace, 19ft dining room with vaulted ceiling, exposed beams, under floor heating and sliding doors opening out to the South facing rear garden, 17ft * 12ft kitchen with part vaulted ceilings, under floor heating and oak fitted kitchen units with granite worktops with breakfast bar and inset butler sink...plus a separate utility room, downstairs shower room with WC, fourth bedroom / playroom / study and integral garage. Outside there is a South facing rear garden mainly laid to lawn with an Indian stone patio adjoining the rear of the house and to the front there is a private driveway providing parking for several vehicles. Double glazed. GFCH. Council Tax Band: E. A viewing is highly recommended.

Ground Floor

- Entrance Hall** Panelled front door with opaque side window. High level window. Indian sand stone floor tiles. Radiator. Door to...
- Hallway** Stairs to the first floor. Thermostatic controller. Doors to...
- Living Room** Brick built open fireplace with Indian sand stone hearth and oak mantle and surround. Window to the front. Radiator. Feature brick built opening with spiral pillars to the dining room.
- Bedroom 4 / Study** Fitted wardrobe housing the electric and gas meters. Window to the front. Window to the side. Radiator.
- Downstairs Bathroom** Fitted with a vanity unit with inset WC and granite effect worktop with inset sink with mixer taps. Shower cubicle. Part travertine tiled walls, splash backs and flooring. Opaque window to the side. Extractor fan. Heated towel rail.
- Kitchen** Part vaulted ceiling with exposed beams and two Velux roof windows. Fitted with a range of floor and wall units with panelled oak doors and fitted with a granite worktop and splash back with breakfast bar and inset double bowl Butler sink with mixer tap. Space and plumbing for an American fridge / freezer. Space for a range cooker and extractor over. Tiled splash back behind space for cooker. Cupboard with space and plumbing for a washing machine and dryer. Travertine tiled floor with under floor heating. Feature brick archway to the dining room. Door to...
- Utility Room** Fitted with a range of wall and floor units with granite effect worktop with inset single sink and drainer with tiled splash backs. Boiler. Radiator. Travertine tiled floor. Door to the front. Door to the rear garden.
- Dining Room** Vaulted ceiling with exposed beams. Travertine tiles with under floor heating. Sliding door opening to the rear garden. Window to the rear. Door to the integral garage. Feature brick archway to the kitchen.
- Integral Garage** Power & light. Up and over door.



First Floor

- Landing** Stairs from the ground floor. Window to the side over the stairs. Loft hatch. Airing cupboard housing the hot water tank. Doors to...
- Bedroom 3** Window to the front. Radiator.
- Master Bedroom** Window to the front. Radiator. Built in wardrobe.
- Bedroom 2** Window to the rear. Radiator. Built in wardrobe.
- Bathroom** Fitted with a white suite comprising of a panelled shower bath with shower screen and mixer tap with shower attachment, low level WC and vanity unity with basin. Part Travertine tiled walls. Travertine tiled floor. Heated towel rail. Extractor fan. Opaque window to the rear.



External

- Front Garden** Mainly laid to a tarmacked driveway with stone border leading to the front door, integral garage and side gate. Lawned area with established shrubs. Side gate provides access to a paved area for waste bin storage and door to the utility room.
- Rear Garden** The South facing rear garden is mainly laid to lawn with shrub borders and an Indian sand stone patio adjoining the rear of the house. Garden shed. Side gate.

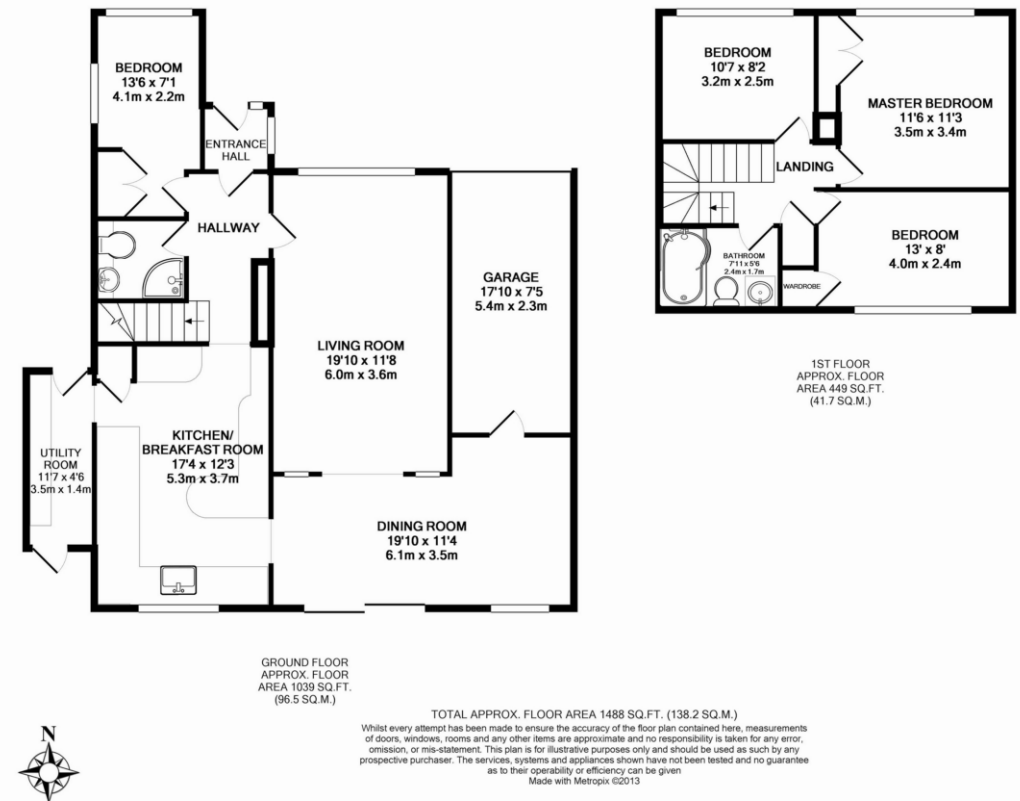
Room Details

Ground Floor

Living Room	19'10" x 11'8" (6.05m x 3.56m)
Bedroom 4 / Study	13'6" max x 7'1" max (4.11m max x 2.16m max)
Kitchen	17'4" x 12'3" (5.28m x 3.73m)
Utility Room	11'7" x 4'6" (3.53m x 1.37m)
Dining Room	19'10" x 11'4" max (6.05m x 3.45m max)
Integral Garage	17'10" x 7'5" (5.44m x 2.26m)

First Floor

Bedroom 3	10'7" x 8'2" (3.23m x 2.49m)
Master Bedroom	11'6" x 11'3" (3.51m x 3.43m)
Bedroom 2	13'0" x 8'0" (3.96m x 2.44m)
Bathroom	7'11" x 5'6" (2.41m x 1.68m)



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.

