



For Sale:  
Offers in excess of £425,000  
Freehold - The Willows, RH15

- Four Double Bedrooms
- Landscaped South Facing Rear Garden
- Open Plan Family Living Area
- Off Street Parking and Garage

**Arington** 

Located in Burgess Hill and within easy reach of Bedelands Nature Reserve and Wivelsfield train station, this four double bedroom detached family home has been extended to create an open plan living, dining and kitchen area with bi fold doors opening out to the landscaped South facing rear garden. Step inside and in addition to the four double bedrooms the property offers an indulgent family bathroom with Jacuzzi bath with mood lighting and walk in shower, living room, the open plan family living, dining and kitchen area, downstairs WC doubling as a wet room, utility room and integral garage. Outside to the front is your own drive providing parking for several vehicles and established front garden, to the rear is a landscaped South facing rear garden with established shrub borders and paved seating areas to make the most of the sunshine. GFCH. Double glazed. Council Tax Band E. A viewing is highly recommended.

### **Ground Floor**

Front door to...	Front door to...
Entrance Porch	Solid Oak wood flooring. Radiator. Door to...
Living Room	Solid Oak wood flooring. Window to the front. Radiator. Sliding doors to...
Dining Room	Solid Oak wood flooring. Radiator. Door to hallway. Arched opening to Kitchen. Opening to...
Family Room	Solid Oak wood flooring. Solar reflective and self-clean glazed vaulted roof and Bi fold doors opening out to the South facing rear landscaped garden. Breakfast bar to kitchen. Opening to...
Kitchen	Fitted with a range of wall and floor units with granite worktops. Centre Island with granite worktop with inset one and a half stainless steel sink with breakfast bar to family room. Fitted dishwasher and Neff microwave. Space and plumbing for an American fridge / freezer. Range cooker with 5-point gas hob. Solid Oak wood flooring.
Hallway	Door from dining room. Stairs to the first floor. Door to under stairs cupboard. Radiator. Door to...
WC & wet room	Fitted with a white suite consisting of a low level WC and basin. Rain and mixer shower. Tiled walls and floor. Opaque window.
Utility room / under stairs cupboard	Space and plumbing for a washing machine. Door to...
Garage	Up and over garage door. Stable door to the side passage. Power and light.



### **First Floor**

Landing	Stairs from the ground floor. Window over the stairs. Loft hatch. Doors to...
Master Bedroom	Window to the front. Radiator.
Bedroom	Window to the front. Radiator.
Bedroom	Window to the rear. Radiator.
Bedroom	Currently used as a dressing room, with a range of fitted wardrobes. Window to the rear. Radiator.
Bathroom	Fitted with a white suite comprising of a panelled Jacuzzi bath with mood lighting, low level WC and wall hung vanity unit. Walk in shower with body and rain or waterfall options. Heated mirror with lighting. Tiled walls and floor. Radiator. Heated towel rail. Two opaque windows.



### **External**

Front Garden	Mainly laid to lawn with established borders and shrubs. Block paved driveway providing parking for several vehicles and leading to the front door, integral garage and side passage.
Rear Garden	The rear garden is South facing and has been landscaped providing paved patio areas adjoining the rear of the house and to the rear of the garden, an area of lawn and established shrub borders. Garden Shed.

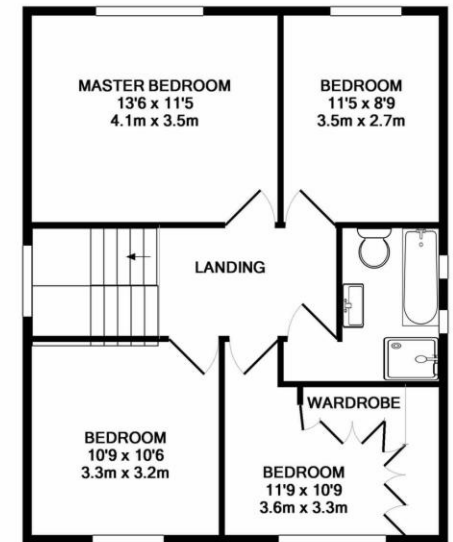
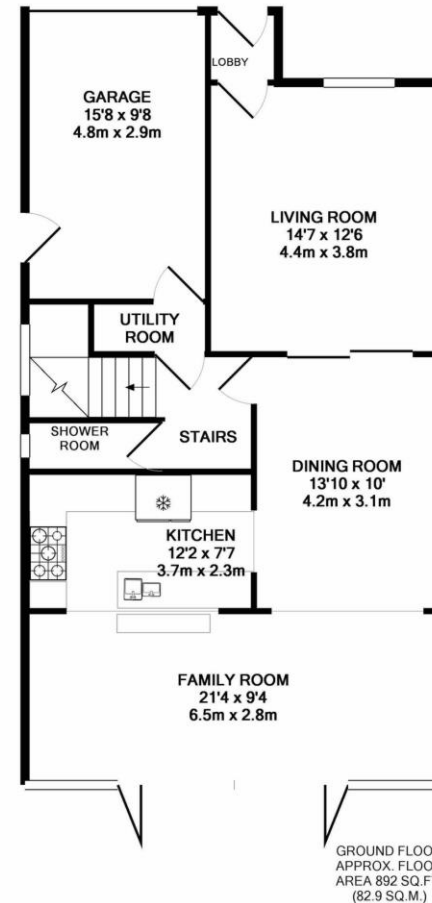
# Room Details

## Ground Floor

Living Room	14'7" x 12'6" (4.45m x 3.81m)
Dining Room	13'10" x 10'0" (4.22m x 3.05m)
Family Room	21'4" x 9'4" (6.50m x 2.84m)
Kitchen	12'2" x 7'7" (3.71m x 2.31m)
Garage	15'8" x 9'8" (4.78m x 2.95m)

## First Floor

Master Bedroom	13'6" x 11'5" (4.11m x 3.48m)
Bedroom	11'5" x 8'9" (3.48m x 2.67m)
Bedroom	10'9" x 10'6" (3.28m x 3.20m)
Bedroom	11'9" into wardrobes x 10'9" (3.58m into wardrobes x 3.28m)
Bathroom	8'8" max x 8'6" max (2.64m max x 2.59m max)



TOTAL APPROX. FLOOR AREA 1525 SQ.FT. (141.7 SQ.M.)  
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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