

flint&co

ESTATE AGENTS



Noel Rise, Burgess Hill

£435,000



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Noel Rise, Burgess Hill

FEATURES

- *Four/Five Bedroomed Detached House
- *Excellent Condition Throughout
- *Family Bathroom and En-Suite Bathroom
- *Excellent Versatile Living Accommodation
- *Study
- *Sunny Lawned Garden
- *Integral Garage
- *No Onward Chain

DESCRIPTION

A four/five bedroomed detached, chalet style house benefitting from extremely versatile living space and situated just five minutes walk to Wivelsfield Train Station with excellent links to London. The property is presented in excellent condition throughout and benefits from a sunny lawned garden and integral garage. On the ground floor the living space is open plan in design with the fitted kitchen leading into the sitting room and then to the dining room. There is a further study/bedroom 4 and bedroom 5 on the ground floor, along with another double bedroom with en-suite bathroom. Upstairs there is a beautiful master bedroom a further bedroom and newly installed bathroom.

DIRECTIONS

Approaching Wivelsfield with the train station on your left, Noel Rise is the next turning on your left. The property is a short way up on the left.



ACCOMMODATION

Approach

Driveway with parking for 2 vehicles, single garage with up and over door, front garden mainly laid to lawn with flower borders, steps up to entrance, pathway with gated access to rear garden.

Hallway

Kitchen/Breakfast Room

Very well fitted oak shaker style wall and base units, granite style worktops, built-in double oven, 4 ring gas hob with extractor hood over, integrated dishwasher, plumbed for washing machine, space for upright fridge/freezer, breakfast bar, sink and drainer with window above overlooking side garden, tiled floor, back door, open to:

Reception Room

Beautiful light room enjoying a double aspect overlooking garden and open to:

Dining Room

With under stair storage cupboard, french windows leading to decking area and then onto garden.

Study/Bedroom 4

French windows leading to decking area and then onto garden.

Bedroom 2

With splay bay window overlooking front garden, door to:

Bathroom

Shaped bath with shower above, pedestal wash hand basin, wc, storage cupboard, fully tiled.

Bedroom 5

A lovely light single bedroom with double aspect overlooking front garden.

Stairs leading up to

A well lit landing with deep airing cupboard housing hot water tank.

Bathroom

Brand newly installed with double ended bath, double shower, pedestal wash hand basin, wc, storage cupboard, velux window.

Bedroom 3

With velux window, storage cupboard.

Main Bedroom

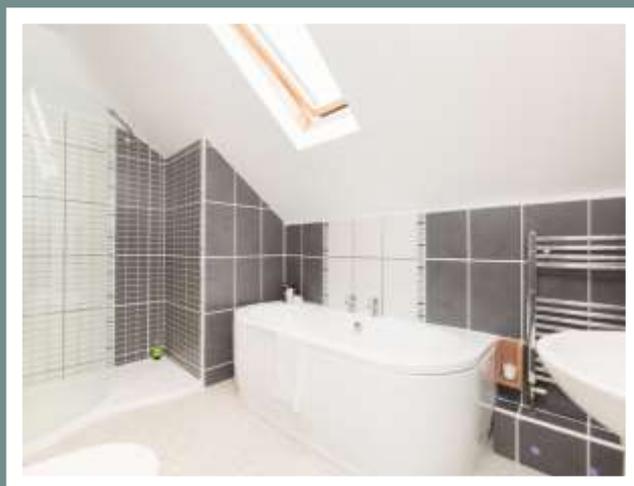
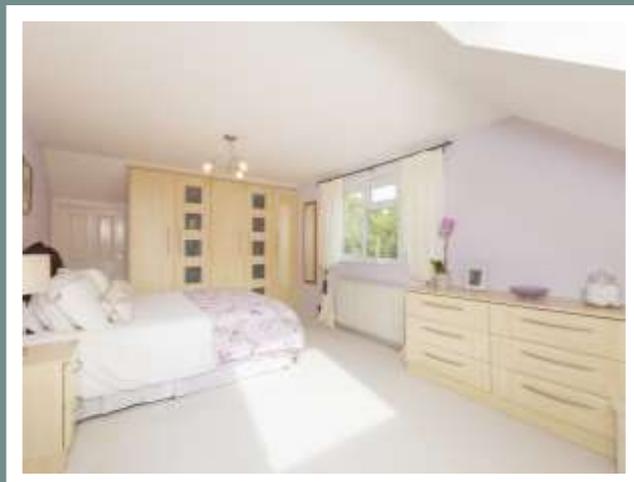
A fabulous light bedroom enjoying a double aspect with view over garden, built-in wardrobe, plus storage cupboard.

Garden

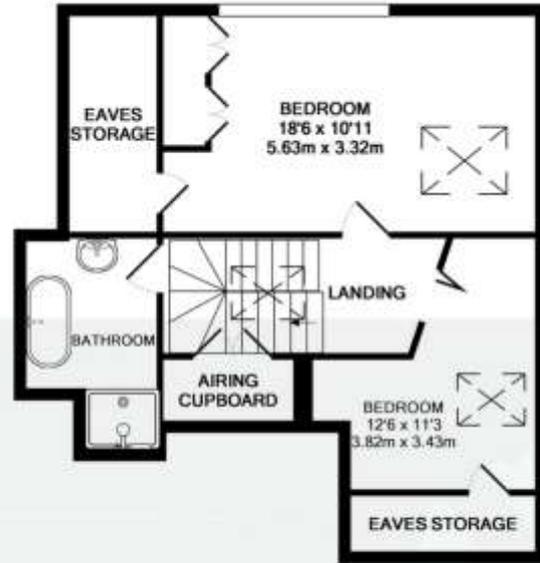
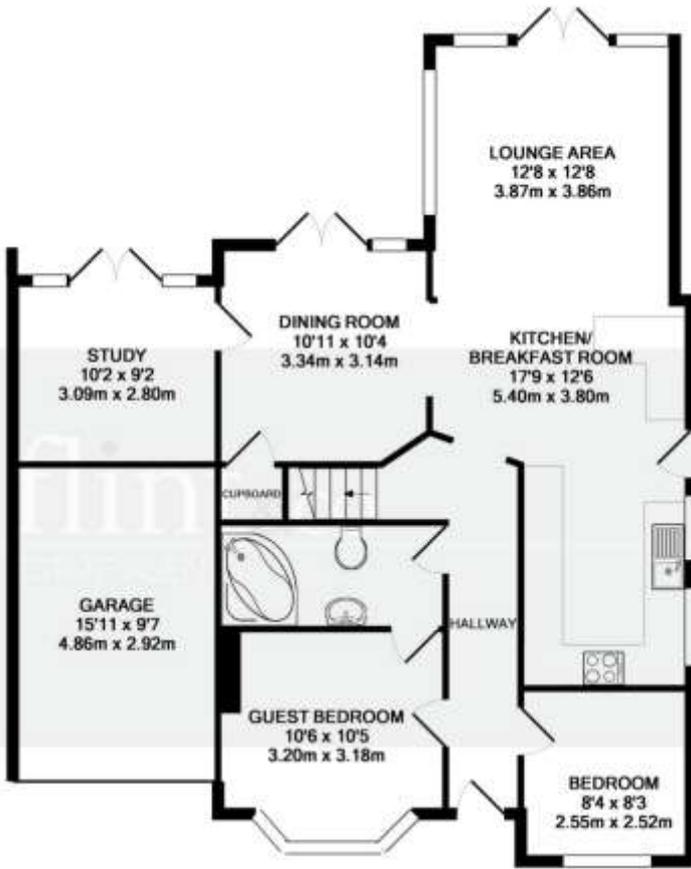
Good size garden mainly laid to lawn with flower beds containing established shrubs and trees, pathway to shed, large decking area, separate patio area, gate with access to front.

Garage

An up and over garage, providing scope to extend (stpp).





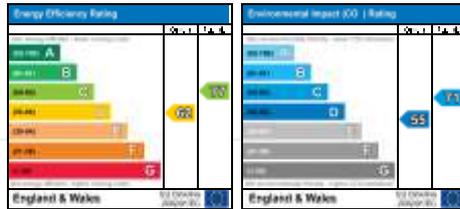


GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 1378 SQ.FT. (126.0 SQ.M.)

With every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, wall thickness, doors and other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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