



**20 Highlands Drive**  
Burgess Hill, West Sussex. RH15 8JJ



**Mark Revill & Co**

## 20 Highlands Drive Burgess Hill, West Sussex. RH15 8JJ

Guide Price £450,000

This attractive semi-detached family house offers spacious and well-presented accommodation, has the benefit of gas fired central heating and double glazed replacement windows. It incorporates 3 bedrooms, 2 with fitted and built in double wardrobes providing plenty of space for storage, a refurbished kitchen, utility room, downstairs shower room/wc, also first floor family bathroom. A delightful living/dining room comprising a modern fireplace with electric fire, leading to a conservatory overlooking an east facing rear garden. The garden is arranged as level lawn with 2 paved patio areas, an array of flower beds comprising attractive evergreens and shrubs, all enclosed by fencing, evergreen hedging and shrubs. The front garden is laid to lawn with a mature tree and shrubs and driveway with parking for 2 vehicles leading to the garage and enclosed walkway.

Situated in this very popular mature location within a short walk to Burgess Hill town centre with its wide range of shops, array of restaurants and mainline stations offering excellent services to central London (Victoria/London Bridge 53-55 minutes). The A23 is just over 7 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 18 miles to the north and the cosmopolitan city of Brighton and the



coast is just under 12 miles to the south. The South Downs National Park is within easy reach offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

uPVC double glazed front door.

**Entrance Hall** Wood effect laminate flooring. Radiator. Internet point. Telephone point. Stairs to first floor.

**Living Room/Dining Room** 24' x 14'2" (7.32m x 4.32m) Large double glazed window to front. Fireplace with marble insert and wooden surround with electric fire. Understairs cupboard. TV aerial point. Double glazed French doors to conservatory. 2 radiators.

**Kitchen** 10'2" x 7'11" (3.10m x 2.41m) Recently refurbished fitted kitchen with range of eye level wall cupboards, laminate worktops with upstands, cupboards and drawers under, stainless sink unit with mixer tap. Integrated Hotpoint **dishwasher**. **Electric cooker** with tiled splashback. Hotpoint **fridge/freezer**. Tiled effect laminate flooring. 2 double glazed windows overlooking the rear garden.

**Utility Room** Polycarbonate sink unit with mixer tap. Space and plumbing for washing machine. Access to garage. Back door leading to rear garden. Door to:

**Shower Room** Fitted shower cubicle with glass door, fully tiled walls, plumbed in shower, low level wc, wash basin. Marble effect flooring.

**Conservatory** 12'5" x 7'5" (3.78m x 2.26m) Part brick and part uPVC glazed construction, double doors leading rear garden. Ceramic tiled flooring. TV aerial point.

## FIRST FLOOR

**Landing** Airing cupboard housing Worcester combination boiler. Access to loft space with pull down ladder.

**Bedroom 1** 12'1" x 8'6" (3.68m x 2.59m) Fitted and built-in wardrobes. Fitted dressing table. Radiator.

Double glazed window overlooking the front garden.

**Bedroom 2** 10'3" x 9'2" (3.12m x 2.79m) Built-in double wardrobe with hanging and shelving. Radiator. Double glazed window overlooking rear garden.

**Bedroom 3** 7'11" x 6'8" (2.41m x 2.03m) Wall shelves. Double glazed window. Laminate wood effect flooring. Radiator.

**Bathroom** White suite comprising panelled bath with mixer tap and electric shower over, glass shower screen, wash basin, low level wc. Chromium heated ladder towel warmer/radiator. Fully tiled walls and tiled floor. Extractor fan.

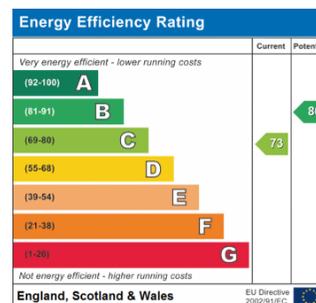
## OUTSIDE

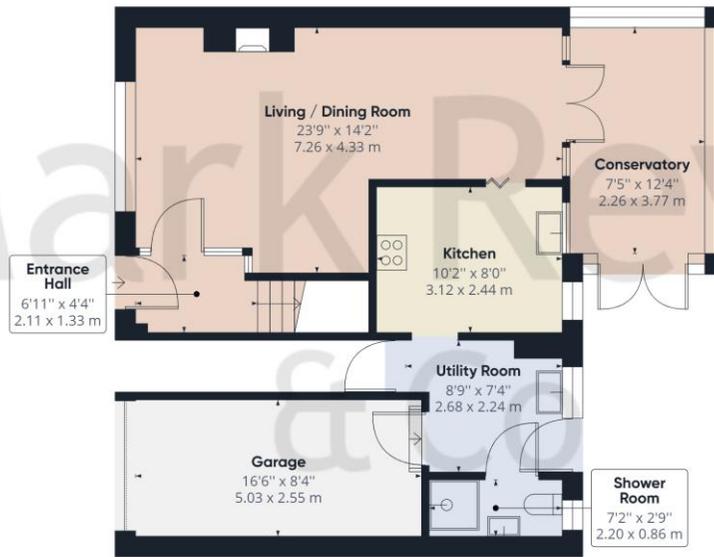
**Garage** 16'7" x 8'4" (5.05m x 2.54m) Up and over door. Power and light. Access to utility room. Driveway for 2 cars.

**Covered Walk Way** Leading to utility room.

**Front Garden** Laid to lawn with mature tree and shrubs.

**Good Size East Facing Rear Garden** Arranged as paved patio area, edged border, outside tap, level lawn area enclosed by mature evergreen hedging and panelled fencing. Further paved patio to the rear of the garden also enclosed with evergreen hedging. **Timber garden shed**.





Ground Floor Building 1

Approximate total area<sup>(1)</sup>

1121.50 ft<sup>2</sup>

104.19 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

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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