



14 Rastrick Close
Burgess Hill. RH15 9UW



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£325,000

This attractive modern semi-detached house occupies a delightful position at the end of a quiet cul-de-sac and enjoys a lovely south facing rear garden. The bright and well planned accommodation has the benefit of gas central heating and double glazing and incorporates 2 double bedrooms, shower room, a good size living room, a well fitted kitchen/breakfast room complete with appliances and a splendid double glazed conservatory. There is a garage plus adjacent parking and the most attractive south facing rear garden extends to about 30 feet in length arranged mainly as level lawn with paved patio, well stocked flower and shrub beds and a timber shed.

Situated in this popular edge of town location lying just off Hammonds Ridge, just a short walk to the Tesco superstore and within easy reach of the town centre with its wide range of shops, array of restaurants and a mainline station offering an excellent service to central London (Victoria/London Bridge 53-55 minutes). The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 17 miles to the north and the cosmopolitan city of Brighton and the coast is just under 10 miles to the



south. The South Downs National Park is also within a short drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Entrance Hall Double glazed front door. Radiator. Stairs to first floor.

Sitting Room 14'10" x 9'5" (4.52m x 2.87m) Useful understairs storage cupboard. TV aerial point. Double glazed window. Radiator.

Kitchen/Breakfast Room 12'7" x 8'6" (3.84m x 2.59m) Well fitted with white fronted units comprising inset stainless steel sink with mixer tap, adjacent laminate work surfaces, cupboards, drawers and appliance space with plumbing for washing machine and dishwasher under. Built-in Neff **electric oven**, fitted **4 ring gas hob** and concealed extractor hood over flanked by a range of wall cupboards. Space for upright fridge/freezer. Matching worktop, cupboards and drawers under, further range of wall cupboards. Tall storage cupboard. Double glazed window. Part tiled walls. Wood effect vinyl flooring. Double glazed door to:

Double Glazed Conservatory 9'10" x 7'7" (3.00m x 2.31m) Double glazed on three sides with polycarbonate ceiling. Vinyl flooring. Sliding door to garden.

FIRST FLOOR

Landing Double glazed window. Hatch with pull down ladder to loft space.

Bedroom 1 10'7" x 8'7" (3.23m x 2.62m) Built-in double wardrobe. Double glazed window. Radiator.

Bedroom 2 9'4" x 8'3" (2.84m x 2.51m) Large walk-in wardrobe/storage cupboard. Built-in airing cupboard housing gas boiler and pre-insulated hot water cylinder. Double glazed window. Radiator.

Shower Room White suite comprising fully tiled glazed shower with Aqualisa fitment, wc with concealed cistern, basin with single lever mixer tap, cupboard beneath. Useful shelf, mirror and wall strip light/shaver point over. Extractor fan. Radiator. Part tiled walls. Vinyl flooring.

OUTSIDE

Allocated Car Parking Space

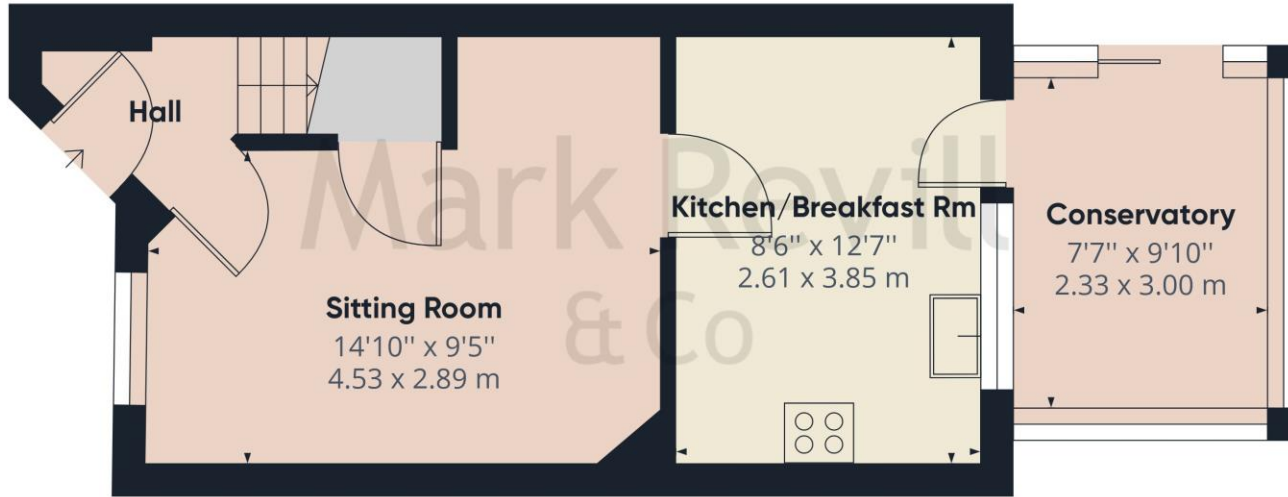
Garage With up and over door. Adjacent parking space.

Front Garden Laid to lawn with flower and rose borders.

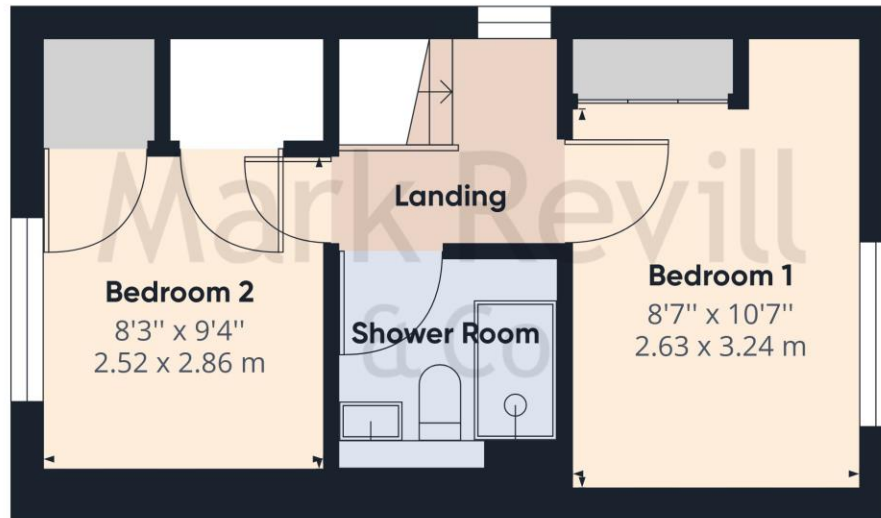
Attractive South Facing Rear Garden About 30 feet (9.14m) in length. Arranged mainly as lawn with corner paved patio, herbaceous borders planted with an abundance of colourful flowers, roses, shrubs and small trees including camellia, hydrangea, bay, acer, cherry etc. **Timber shed**. Paved and gravelled side access with gate to front. Outside tap and sensor light. The garden is fully enclosed with timber fencing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor



Floor 1



Approximate total area⁽¹⁾

656.37 ft²

60.98 m²

(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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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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