



1 The Saffrons
Burgess Hill, RH15 8TB



Mark Revill & Co

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Offers In Excess of £530,000

A superb detached family house that offers spacious and well designed living accommodation arranged on two floors. The first floor boasts 4 generous bedrooms with the main bedroom enjoying an en suite shower room. The property benefits from replacement double glazed windows and doors throughout with French doors opening from the dining room on to the beautiful mature rear gardens which are considered a particular feature of the property. In the rear garden there is also a detached brick built office/studio which could be used for a variety of uses. To the front there is parking for 2 vehicles and the double length garage has been subdivided to provide a garage and a large workshop which leads onto a utility room.

The Saffrons is situated in a most convenient close in the most sought after west side of Burgess Hill being convenient for The Triangle leisure complex, the Woolpack Public House and Tesco Superstore, also Tesco Express is close by with a chemist and doctors surgery. The main town centre providing ample shopping areas and mainline railway station is also close at hand offering commuter services to London. To the west side of the town lies the A23 giving direct road access to the motorway network with convenient access to Gatwick International Airport and the cosmopolitan city of Brighton and the south coast. The general area is well served by schooling for all age groups with St Pauls Catholic College being within a few minutes' walk.



GROUND FLOOR

Canopy Covered Entrance Outside light. Part glazed uPVC front door to:

Entrance Hall Radiator. Understairs storage cupboard. Wall light point.

Cloakroom Comprising low level wc with concealed cistern, wash basin. Radiator. Tiled flooring.

Kitchen/Breakfast Room 15'1" x 9'9" (4.60m x 2.97m) Extensively fitted with base units comprising cupboards and drawers with roll edge worktops. Bosch **twin eye level oven** and **grill. Electric ceramic hob** with filter and light over. Plumbing for dishwasher. One and a half bowl polycarbonate sink unit with chromium mixer tap. Matching eye level wall cupboards. Space for upright fridge/freezer. Radiator. Wall light point. Wall mounted Worcester gas fired boiler for domestic hot water and central heating. Most attractive outlook over the rear garden. Door to:

Workshop Light and power. 4 wall cupboards. Door to garage. Also door to:

Utility Room Single drainer stainless steel sink unit with cupboards beneath. Plumbing for washing machine. Radiator. uPVC double glazed door to rear garden.

Dining Room 11'5" x 9'11" (3.48m x 3.02m) 3 wall light points. Engineered wood floor. Radiator. Double glazed French doors opening onto rear gardens and patio.

Living Room 18'2" x 12' (5.54m x 3.66m) Most attractive room with square bay window. TV aerial point. 4 wall light points. Radiator. Feature open fireplace with marble hearth, Adam style surround and inset electric fire.

FIRST FLOOR

Galleried Landing Spindle balustrade. Airing cupboard housing hot water tank and shelving.

Bedroom 1 Extensively fitted furniture comprising bedside cabinets, 2 sets of wardrobe cupboards, 3 chest of drawers and central dressing table. TV aerial point. Radiator.

En Suite Shower Room Comprising tiled and glazed shower cubicle with chromium mixer bar control, pedestal wash basin large mirror over with light and shaver point, low level wc with concealed cistern. Radiator.

Family Bathroom Suite comprising panelled bath with chromium mixer tap, hand shower, pedestal wash basin, low level wc with concealed cistern. Chromium heated ladder radiator. Fully tiled walls. Large dressing mirror.

Bedroom 2 Outlook to the rear garden. Fitted double wardrobe cupboard. TV aerial point. Radiator.

Bedroom 3 Outlook to the rear garden. Fitted double wardrobe cupboard. TV aerial point. Radiator.

Bedroom 4 Telephone point. Radiator. Laminate flooring.

OUTSIDE

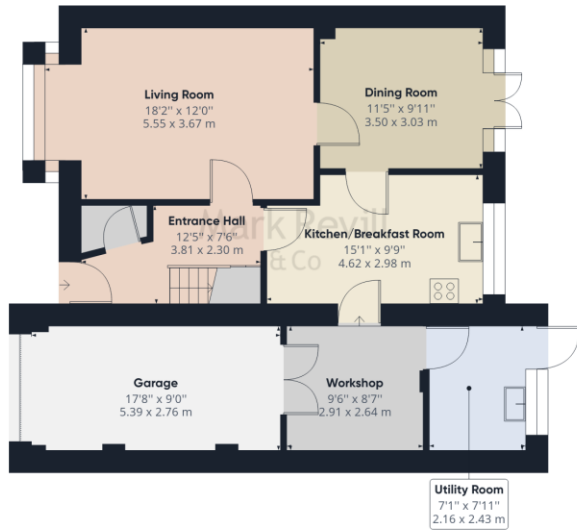
Garage 17'8" x 9' (5.38m x 2.74m) Gas meter. Light and power. Loft storage area. Up and over door.

Detached Brick Built Office/Studio 11'11" x 8'8" (3.63m x 2.64m) Power and light. 2 fixed landlines and a hi-speed fibre internet connection. Outside sun blind. Sensor lighting. Attractive outlook over the rear garden.

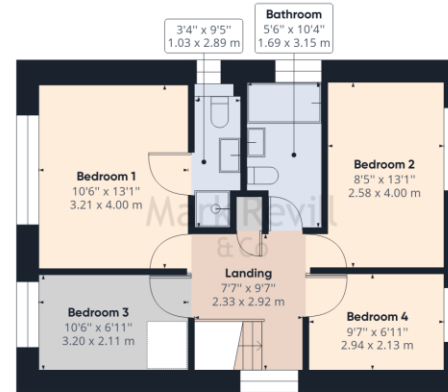
Front Garden Arranged as parking for 2 vehicles with side lawn area, mature shrubs and cotoneaster hedging. Outside lighting. Side gate leading to:

Superb Rear Garden Being a particular feature of the property with manicured lawn, mature acers, various shrubs, deep colourful borders, attractive fish pond, paved patio areas and enjoying an eastern southerly aspect. Outside lighting. Water tap. Various variegated evergreens. Rear sun blind. All enclosed by brick walling and close boarded fencing.





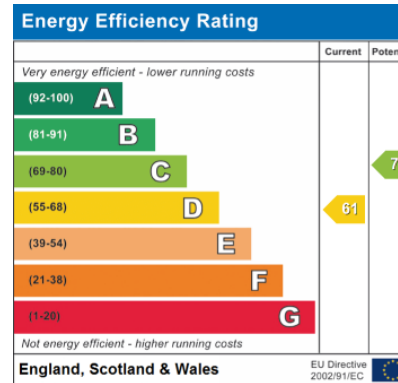
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1518.55 ft²
141.08 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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