



The Laurels London Road
Hickstead, RH17 5LZ



The Laurels London Road

Hickstead, RH17 5LZ

Asking price £695,000

The Laurels : A new development of 3 detached family houses, 2x4 bedroom houses and 1x3 bedroom house. Accessed via a long hedge lined driveway leading up to a gated development. Each property has its own integral garage and off road parking with private rear gardens. Being over 1800sq ft the properties benefit from having a good size kitchen breakfast room and a separate living room, there is oil fired heating, mains electric and water. There is a shaker style kitchen with Neff appliances and stone worktops. The 4 Bedroom house benefits from two bathrooms, one en-suite to the main bedroom. All properties are full carpeted on the stairs and bedrooms, with solid timber flooring on the ground floor. All the bedrooms have built in wardrobes. There is a 10 year Advantage Warranty. (The photos used are CGIs)

The Laurels are within walking distance of the Castle pub, Hickstead, Shell service station and shops. Local bus services are also available within an easy walk. The properties have easy access to the A23 to London, Brighton and Gatwick. This gives easy road access to Gatwick airport, Crawley and the M25. To the other direction Brighton is 15 minutes drive. The local mainline station is a 10 minute drive in Burgess Hill town centre. Local footpaths are close by.

- New Build
 - Detached
 - Shaker style kitchen
 - Garage
 - Gated Development
- 4 Bedrooms
 - Very Good Public and Private Schools Close By
 - Living Room
 - Parking
 - 10 Year Warranty

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



London Road, Hickstead



Approximate Gross Internal Area = 171.26 sq m / 1843.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2021