

Park Close

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Burgess Hill





LexTons  
FOR SALE 01273 56 77 66



We know just the place...



The raised timber flowerbeds with their colourful roses, fuchsia and lavender combine with the pretty weatherboard facade to give a hugely inviting first impression. Inside the warm neutral colour scheme and carpets of the impressively presented central hallway flow throughout the ground floor, instantly giving a cohesive feel.

Double doors invite you into an excellently sized living/dining room that stretches out across the full width of the house creating a wonderful space to spend time together. A large floor to ceiling window allows a lovely amount of natural light to tumble in, while a feature brick fireplace is a homely focal point.

With the versatility to cater to your own lifestyle and needs, an additional study/dining room looks out onto the greenery of the rear garden from further full height windows and is ideal for anyone working from home. The attractive modern kitchen is cleverly arranged to provide plenty of storage and workspace. A wealth of painted wood cabinets house a great range of both integrated and freestanding appliances, and while wood countertops wrap-around to create a breakfast bar, a glazed door makes it easy to step out onto the patio for a morning coffee. A cloakroom and handy hallway cupboards complete the ground floor.

Upstairs four generously sized bedrooms supply flexible family accommodation and include a principal bedroom that benefits from a stylish en suite shower room and a prized amount of storage within its fitted wardrobes. Arranged in a refined high sheen tiled setting, the family bathroom adds a great finishing touch with a contemporary suite.

Outside

Step out from the kitchen into an enclosed garden that generates an enviable degree of privacy. A paved patio is great for barbecues and alfresco meals, an established lawn is easy to maintain, and the mature shrubs and roses of the timber flowerbed lend a colourful backdrop.

A detached garage and large carport have off-road parking space for several vehicles.



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### What the owner says...



"I've lived here for approximately 14 years and been very very happy here, it's just been perfect for me. I've loved the space, the generous room sizes and the convenience that having a carport running directly up to my front door has given me. Having both a detached garage and large driveway as well has been fantastic, and the rear garden is totally enclosed so pets can run freely.

The neighbours are genuinely lovely, always very helpful and friendly, and I'll really miss the sense of community and the feeling of security that Park Close has – that's always been an important factor for me. The location is just so convenient, and I'm always walking to the local shops or the parks where there are regular events. It's also within walking distance to both Wivelsfield and Burgess Hill train stations and there are great bus services if you need them."

# Park Close, RH15

Guide price £475,000



Approximate gross internal floor area 133 sq m/ 1432 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Meet us here...

174 Church Road  
Hove  
BN3 2DJ

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