

the floorplan...

Approximate Gross Internal Area  
1637 sq ft / 152.1 sq m



A spacious 4 bedroom detached house benefitting from  
a 2 storey extension.

£600,000  
Freehold

Adelmuir, Oakwood Road, Burgess Hill,  
West Sussex RH15 0HU



more details from...

call: Burgess Hill office: **01444 235665**  
email: [bh@mansellmctaggart.co.uk](mailto:bh@mansellmctaggart.co.uk)  
web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

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in brief...

- Entrance Hall & Cloakroom
- Kitchen & Utility Room
- Lounge/Dining Room
- Family Room
- Master Bedroom & Ensuite
- 3 Further Bedrooms
- Bathroom
- Private Driveway & Garage
- Rear Garden
- Council Tax Band F
- EPC Rating D



A 4 bedroom detached family home benefitting from a 2 storey extension with a good size rear garden.



in more detail...

A spacious 4 bedroom detached house benefitting from a 2 storey extension and a good size rear garden. The property is situated towards the end of this select private road on the favoured eastern side of Burgess Hill. The town centre and mainline station are within easy walking distance as are a selection of schools to include Birchwood Grove Primary School, The Burgess Hill Academy and Burgess Hill Girls School.

The accommodation includes an entrance hall with stairs to the first floor and a cloakroom/wc leading off it. The kitchen overlooks the rear garden, fitted with beech effect cupboards and integrated cooking appliances. The utility room has a door to the side with plumbing for a washing machine/dryer. The dual aspect lounge/dining room is a particularly good size, overlooking the front garden with a fireplace with an attractive stone surround. The family room is dual aspect with sliding patio doors to the rear garden, approached either from the lounge/dining room or the kitchen.

On the first floor the generous master bedroom overlooks the rear garden, fitted with a range of wardrobes with the benefit of a fully tiled ensuite bathroom refitted with a white suite. The guest bedroom benefits from deep eaves storage cupboards and there are 2 further bedrooms one with built in wardrobes. The fully tiled family bathroom has also been refitted with a white suite.

Outside a private driveway leads to the garage, flanked by the front garden which is shielded by conifer and laurel hedging. Side access either side of the house leads to the north facing 70' x 38' rear garden which is laid to patio and lawn. Brick barbecue, tap, timber shed.

Benefits include gas fired central heating (the Worcester boiler is located in the garage) and double glazed windows.



the location...

Burgess Hill is surrounded by picturesque countryside and historic landmarks; offering plenty of local amenities; with great connections via road, rail and air. The town centre offers a variety of shops, cafés and restaurants; there is a local cinema, playgrounds and parkland, sporting facilities including the popular Triangle Leisure Centre and clubs for anything from bowls to yoga. For families looking to move, Burgess Hill is an ideal choice with good schools, plenty of outside space and activities to keep families of all ages entertained.

Well Connected There is so much within easy reach, from the city of Brighton, to historical Lewes, to the far reaching South Downs. Easy access to London and Brighton ensures family days out are popular and commuters are well catered for. There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and it is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or north to Pease Pottage to pick up the M23 for the M25.

**Schools:** Manor Field Primary School (0.9 mile) Birchwood Grove Primary School (0.6 miles) The Burgess Hill Academy (0.6 miles) St Pauls Catholic College (2.1 miles)

**Public Schools:** Burgess Hill Girls (0.3 miles) Hurstpierpoint College (2.0 miles) Great Walstead School (6.4 miles) Ardingly College (7.2 miles) **N.B Please note that catchment areas need to be confirmed.**

**Stations:** Burgess Hill Mainline Railway Station (London Victoria/London Bridge approximately 54 minutes and Brighton 15 minutes) 0.3 mile.

worth bearing in mind...

Situated in this select private road on the eastern side of Burgess Hill close to the mainline station and town centre.