



Beautifully designed new build house

2 Apple Tree Close, Burgess Hill, West Sussex, RH15 0QR

Freehold



Hall • Sitting room • Kitchen/dining/family room • Utility room • Cloakroom • Master bedroom suite • 3 further bedrooms (2 en suite) • Family bathroom • Integrated garage • Garden • Off street parking • EPC rating TBC

About the property

A stunning individually designed four bedroom detached home, with traditional Sussex tile hung and brick elevations.

The property is ideally designed for modern living with a high-end 38' open plan kitchen/dining/family room with Silestone quartz surfaces, Quooker tap, integrated Siemens appliances including oven, grill, warming drawer, 5 ring induction hob with extractor and dishwasher. There is an integrated full height freezer and a fridge and separate Caple wine fridge; the utility room has space for appliances.

The dining/family room has bi-fold doors to the south-west facing terrace, creating a superb space for entertaining, and further reception space is offered by a separate sitting room with Stovax woodburner.

The master bedroom has a walk-through wardrobe and luxury en suite shower room with dual basins; all the bedrooms have Sharps fitted wardrobes. The beautifully fitted shower and bathrooms feature recessed shelving, heated towel rails and white sanitary ware. Each is individually finished with neutral shades of porcelain tiles.

The garden is mainly laid to lawn, with laurel hedging, mature trees, gravel to the side

access and a block paved drive to the front. The integrated garage has an electronically operated up and over door.

Situation

Situated in a gated private close on the north side of Burgess Hill. Local amenities include a Waitrose, a range of shops, bars and restaurants, an independent cinema, and a leisure centre. Brighton 12 miles, Gatwick 16 miles.

Rail services: Wivelsfield (½ a mile) and Burgess Hill (1.3 miles), to London, Lewes and Brighton.

Schools: There is an excellent range of state and independent schools in Mid Sussex.

Services

Gas central heating (Valliant combi boiler); NEST controlled underfloor heating to the ground floor and electric underfloor heating to all bath and shower rooms.

All mains services. Megaflo cylinder.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills on 01444 446000.





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Approximate Area 229.3 sq m / 2468 sq ft

Garage 17.6 sq m / 189 sq ft

Total 246.9 sq m / 2657 sq ft

Including Limited Use Area (0.3 sq m / 3 sq ft)



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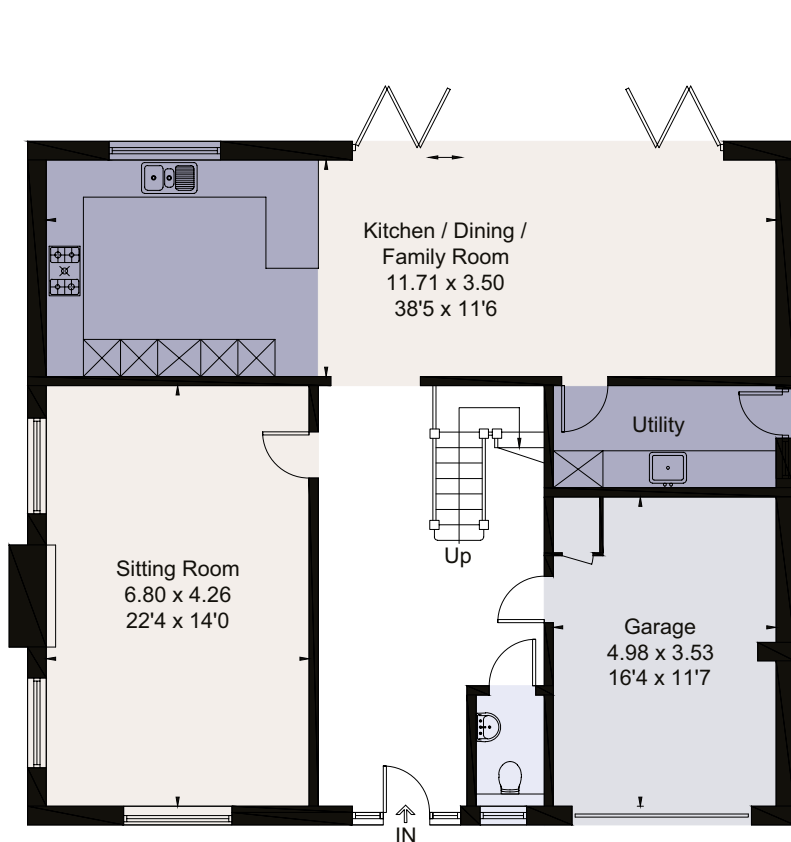
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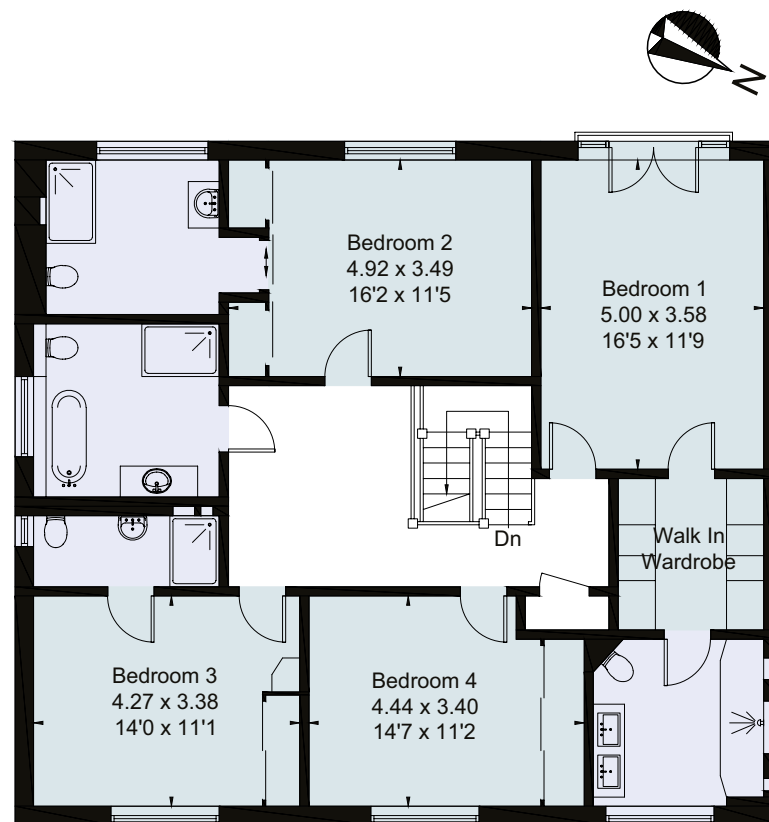
Savills Haywards Heath

01444 446000

haywardsheath@savills.com



Ground Floor



First Floor

AWAITING EPC

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