



# Luxury new build in a select gated close

**3 Apple Tree Close, Burgess Hill, West Sussex, RH15 0QR**

Freehold





Hall • Sitting room • Kitchen/dining/family room • Study area • Utility room • Cloakroom • Master bedroom suite • 4 further bedrooms (2 en suite) • Family bathroom • Integrated garage • Garden • Off street parking • EPC rating B

### About the property

A stunning individually designed five bedroom detached home, arranged over three floors 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, a central island with breakfast bar, Quooker tap, integrated Siemens appliances including two combi ovens, two fan ovens, two warming drawers, 5 ring induction hob with extractor and dishwasher. There is a Fisher & Paykel fridge/freezer and separate Caple wine fridge; the utility room has space for appliances and an additional integrated freezer.

The dining/family room has bi-fold doors to the paved terrace and further reception space is offered by a separate 20' sitting room with Stovax woodburner and bay window. There is a study area on the second floor.

The vaulted master bedroom has a walk-through dressing room and a stunning en suite bathroom with free standing bath and dual basins; all the bedrooms have bespoke fitted wardrobes. The beautifully fitted bath and shower rooms feature recessed shelving, heated towel rails and white sanitary ware. Each is

individually finished with neutral shades of porcelain tiles.

The west facing 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 double 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 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.

Mains gas, electricity and water (Megaflo cylinder). Private drainage.

### Energy Performance

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







**3 Apple Tree Close, Burgess Hill, West Sussex, RH15 0QR**  
**Approximate Area** 340.6 sq m / 3666 sq ft (Including Loft)  
**Garage** 19.8 sq m / 213 sq ft  
**Total** 360.4 sq m / 3879 sq ft  
**Including Limited Use Area** (11.5 sq m / 124 sq ft)



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