

Oak Lodge, 1 Franklands Gardens,
Burgess Hill



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Built in 1991, Oak Lodge is a fine detached chalet property located in an quiet, enviable position within the open grounds of Franklands Court. The accommodation is arranged over two floors and is both spacious and well presented throughout. Highlights include three separate reception areas, the particularly large master suite and three modern bath/shower rooms.

There is ample garaging with an integral double, presently arranged as a fully working workshop and a separate detached garage measuring 25'1 x 10'6. Well established gardens surround the property and there is large block paved driveway affording off road parking for numerous vehicles.





Ground floor living

Stepping through the front door leads to the entrance hall with staircase to first floor. There are three separate reception areas with the attractive living room having a feature fireplace and french doors opening onto the rear garden. Off the living room you find the dining room and a conservatory with underfloor heating and doors opening onto the gardens. The kitchen has an aspect to the front and is fitted with a comprehensive range of modern units complemented with integrated appliances. There is also a utility/storage room that leads through to the integral double garage.







Bath & Bed

Off the main entrance hall there are three double bedrooms, all of which offer the flexibility to be used as further reception rooms. Further to the bedrooms sit a large modern bathroom and a separate shower room.

Ascending the stairs leads to the first floor bedroom suite. It is particularly spacious and provides built in furniture, a sitting area and modern en-suite facilities. Beyond this is a dressing room with door to a boarded loft space with potential to extend accommodation, subject to consent.



Garden & Outdoors

The property enjoys gardens to all sides that are well established and back onto woodland. There are areas of secluded lawn and paved patio relieved by plants, shrubs and trees. There is a garden pond as well as a further concealed garden area with greenhouse.



Garage and Parking

To the front of the property is a large area of block paved driveway affording of road parking for numerous vehicles. This leads to a good size double length detached garage measuring 25'1 x 10'6 that has a workroom/storage area with door onto the rear garden area.

The property also benefits from an internal double garage, this is presently set up as a fully working workshop however it could be organised for a wide manner of different uses or readily converted back to a garage.





Location

Franklands Gardens is situated on the fringes of Burgess Hill in a semi rural position. The main line station is easily accessible and within walking distance providing regular commuter services to London, Brighton and Gatwick International Airport. The area boasts highly regarded schooling in the form Birchwood Grove Primary School and Burgess Hill School For Girls. The town centre is around a mile distant and has a Waitrose Supermarket in the town centre. A Tesco Superstore is a 5 minute drive. By car, surrounding areas can be easily accessed via the A23(M) which lies west at Hickstead.



Further Attributes

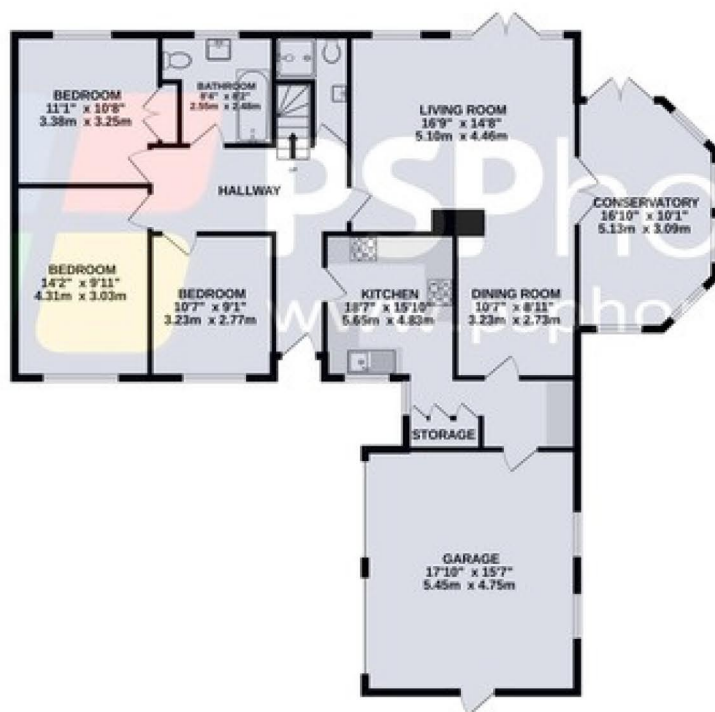
The property offers vacant possession. There is a gateway offering access to the surrounding countryside as well as a pathway providing around a ten minute walk to the main line station. There is gas central heating and double glazing throughout.



GARAGE
29'1" x 10'6"
7.65m x 3.20m

GROUND FLOOR
267'6" x 202'1" (81.3m x 61.5m) approx.

1ST FLOOR
267'6" x 202'1" (81.3m x 61.5m) approx.



TOTAL FLOOR AREA : 2268sq.ft. (210.7 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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The Finer Details

Tenure: Freehold

Title Number: WSX161693

Local Authority: Mid Sussex District Council

Council Tax Band: G

Services: Gas fired central heating, private drainage and mains electricity

Available Broadband Speed: Superfast (up to 1,000 mbps download)

We believe this information to be correct but cannot guarantee its accuracy and recommend any intending purchaser checks details personally.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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