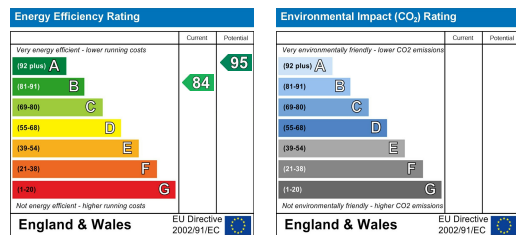




TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2024



9 Mill Rose Way, Burgess Hill, RH15 0ZG

Offers In Excess Of £475,000 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES  
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
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## 9 Mill Rose Way, Burgess Hill, RH15 0ZG

- \* Stunning three bedroom semi-detached house
- \* Off road parking for number of cars
- \* Garage
- \* Main bedroom with en-suite shower room
- \* Family bathroom & downstairs cloakroom
- \* Landscaped private rear garden
- \* Remaining NHBC warranty
- \* No onward chain

### The House

A very well presented three bedroom semi-detached house, built in 2020 by Thakeham Homes, located in the sought after development of Mill Rose Way, Burgess Hill. The property is presented to a high standard with some lovely features. Located overlooking communal greens with mature trees, the property benefits from off road parking, garage, landscaped private rear garden, three bedrooms, en-suite shower room family bathroom and downstairs cloakroom, being sold with no onward chain.

### Ground Floor

The ground floor comprises welcoming entrance hall with doors leading to downstairs cloakroom, kitchen and living room. The modern kitchen is fitted with modern matte white units, ample worktop space, undermount lighting enjoying views across the front green with mature trees and integrated appliances including dishwasher, washing machine, a four-ring gas hob, oven, and a fridge and freezer. The spacious living/dining room is located to the rear of the property and benefits from large storage cupboard, flexible space to furnish and double doors leading to the rear garden.

### First Floor

The first floor comprises; storage cupboard, loft hatch access and doors leading to all the bedrooms and family bathroom. The main bedroom enjoys views of mature trees with built wardrobe and en-suite shower room with large shower unit, wc, wash basin and heated towel rail. There are two further bedrooms overlooking the rear garden and a modern family bathroom with bath, shower over the bath, wc, wash basin and heated towel rail.

### Further Attributes

The property is neutrally decorated throughout and further attributes include gas central heating with combi boiler and dual heating controls, double glazing throughout and remaining NHBC warranty.



### Outside

To the front is well maintained front garden with lawn, hedging and shrubs, off road parking for a number of cars and access to garage with up and over door and electricity supply. To the rear is a landscaped tiered private garden with different areas to enjoy throughout the year, including large terrace area from the house, side gate, decked terrace with westly aspect, laid to lawn and a range of mature flowers, shrubs and trees. Further benefits including lighting, outdoor power point and tap.

### Location

located within a highly sought-after private development built by Thakeham Homes, the property is located within short drive of both Burgess Hill and Haywards Heath, with benefit of being surrounded by mature woodlands and countryside walks on your doorstep. Burgess Hill town centre provides a wide variety of amenities including a shops, restaurants and Waitrose Supermarket and good road links linking to A23/M23 to Brighton, Gatwick Airport and London. By train the property is located within 0.7 miles to Wivelsfield mainline station and 1.6 miles to Burgess Hill mainline station providing regular connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

### Finer Details

Tenure: Freehold  
Title Number: ESX405573  
Local Authority: Lewes District Council  
Council Tax Band: D  
Available Broadband Speed: Ultrafast (up to 1000 Mbps)  
Estate Management: approximately £460 per annum

