



**Larkspur Drive
Burgess Hill, I RH15 0UL**

**Asking Price Of
£425,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

**Larkspur Drive,
Burgess Hill, RH15 0UL**

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LOCATION

This popular development offers a recreational children's playground and is ideally situated close to local shops, Manor Field infant/primary school and is just an 8 minutes walk from Wivelsfield station offering direct links to London, Brighton and Lewes. Also close by is Ditchling Common Country Park which covers 76 hectares (188 acres) and is used for activities including walking, fishing, picnicking, education and dog walking.

PROPERTY

Arranged over three floors, the accommodation offers an entrance hall with stairs to the first floor and door to the front aspect lounge, which then leads to the kitchen/diner with French doors to the enclosed private rear garden and opening to the utility area, with door to the cloakroom. To the first floor there are 2 double bedrooms, a family bathroom and landing with stairs to the stunning main suite. This dual aspect room has a dressing area with 3 built in mirrored wardrobes and door to the ensuite shower.

OUTSIDE

The enclosed rear garden has a patio area and generous lawn with raised planters for flower beds. At the back of the

garden is a screened wooden shed providing plenty of storage and there is side access to the car port offering 2 allocated parking spaces.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate Charge: £276 per annum

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

2 minute walk



Shops

Convenience Store
8 minute walk



Trains

Wivelsfield - 0.7 miles
Burgess Hill – 1.3 miles



Airport

Gatwick
16.2 miles



Roads

M23
12.4 miles



Sport & Leisure

The Triangle
2.8 miles



Rental Income

£1,600 pcm



Schools

Manor Field Primary
The Burgess Hill Academy



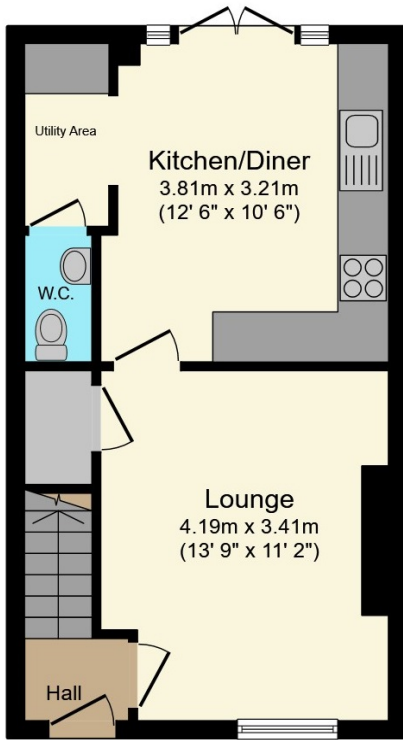
Broadband

Up to 500 Mbps

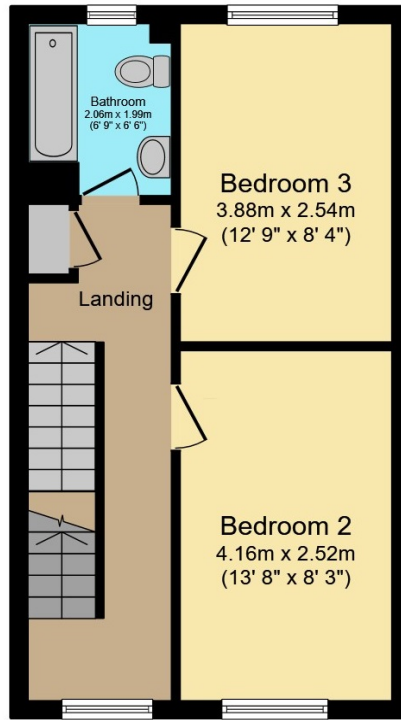


Council Tax

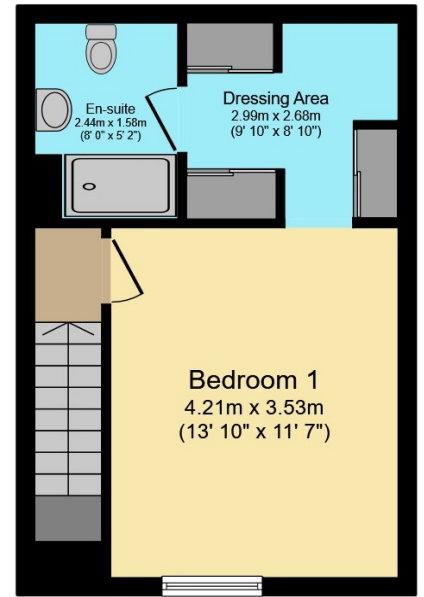
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Ground Floor

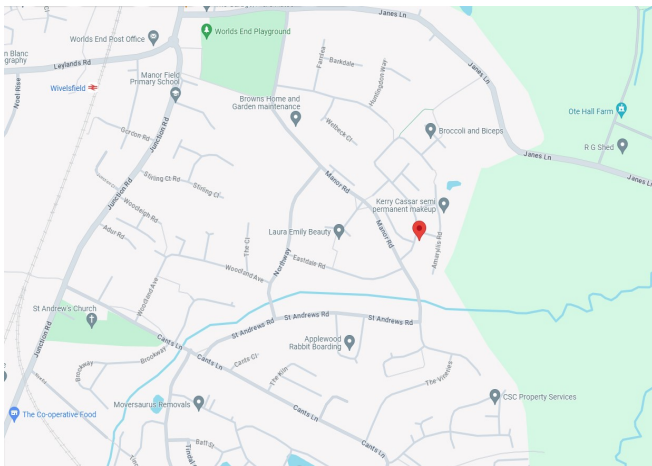


First Floor



Second Floor

Map Location



Total Approximate Floor Area
1,059 sq ft / 98 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01444 474447
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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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