



9 WINTONS CLOSE BURGESS HILL, RH15 0FX

£950,000
FREEHOLD

A beautifully presented detached family home, built by Green-plan Designer Homes an A1 rated luxury developer established in 2009 and based in Sussex. Wintons Close occupies a prime location on Folders Lane. This house being the show house, offers spacious and versatile accommodation which is finished to a high standard throughout. The entrance leads in to a large open hallway which includes a cloak room / WC, leading to an impressive L shaped kitchen/diner/family room to include granite work surfaces, Rangemaster, central island, quality integrated appliances, Quettle tap, and a concealed utility area. The large lounge features a fireplace, and French doors leading directly on to the South facing garden, as well as further reception room at present being used as a study or as an occasional fifth bedroom. Under the stairs is a storage area, Upstairs there are four generous bedrooms, all with fitted wardrobes. The Master bedroom and second bedroom having the benefit of en-suite bathrooms, with a modern family bathroom serving the remaining bedrooms. Outside double gates open on to a substantial block paved driveway providing parking for several vehicles and access to a double oak framed garage with power, lighting and boarded roof space. The secluded south facing rear garden is mainly laid to lawn with a patio and established planting.

Wintons Close enjoys a private setting, close to Burgess Hill town centre, 0.8m to a mainline station with excellent links to London, Brighton, and Gatwick Airport, & only 0.5m to the prestigious Burgess Hill school for girls, and other local schools, The house is also fully double glazed, and has Hive controlled heating and hot water.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Wintons Close

Approximate Gross Internal Area = 179.1 sq m / 1928 sq ft
 Garage = 27.2 sq m / 293 sq ft
 Total = 206.3 sq m / 2221 sq ft

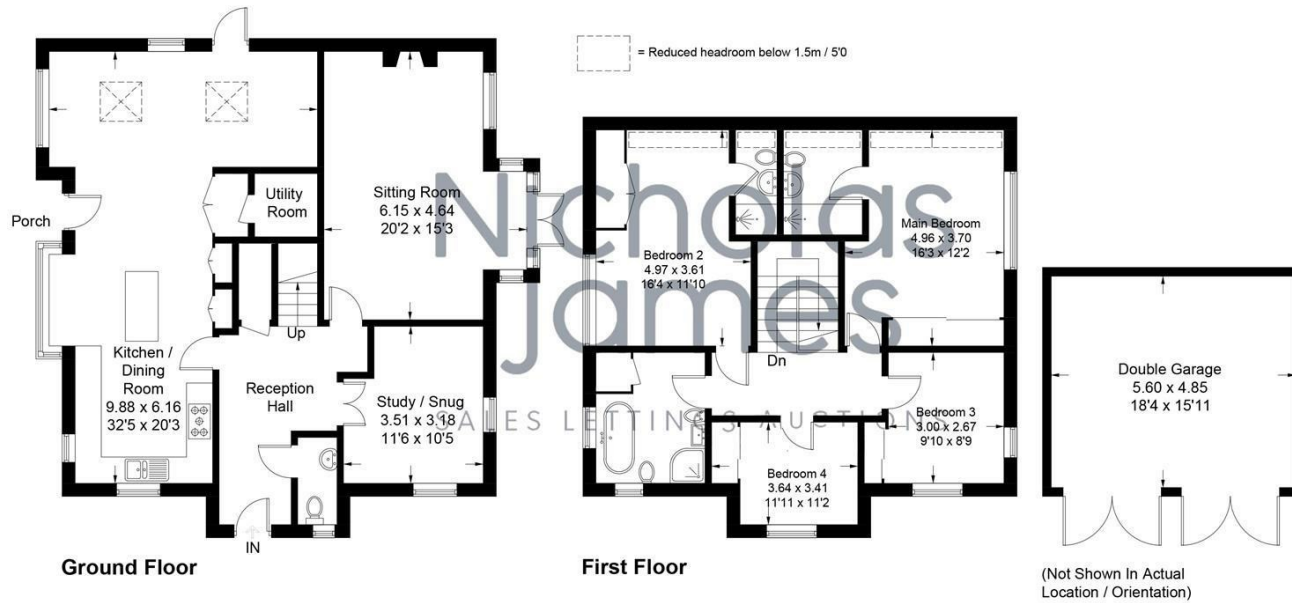
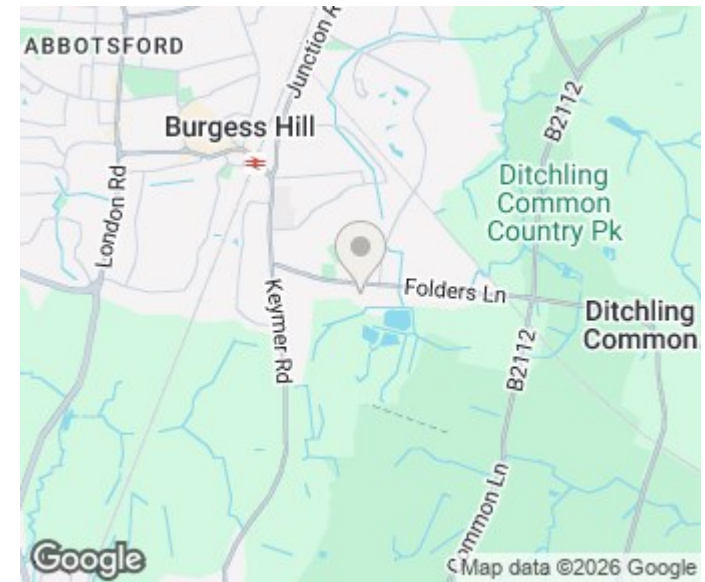


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339333)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
 Ground Floor 8 The Drive
 Hove
 East Sussex
 BN3 3JA

01273 917915
 hello@nicholasjamesproperty.co.uk
 www.nicholasjamesproperty.co.uk

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 James**

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