



## Mill Rose Way, Burgess Hill

Offers in Region of £800,000



# 1 Mill Rose Way

Henry Adams are delighted to present to the market this stunning four bedroom detached family home, positioned in an enviable cul de sac location, nestled between the towns of Haywards Heath & Burgess Hill.

The property was built by Thakeham Homes in 2019, and benefits from the remainder of the NHBC. Presented to the market with spacious accommodation, and finished to a high standard, this would make the ideal family home.

Internally, the property comprises of an entrance hall, with access to a W/C to the front. The hall leads onto an incredibly spacious, kitchen/diner. The kitchen boasts a range of integrated appliances, with ample work top and storage space. There is also a good sized dining area, with a bay window to the front, flooding the room with light and views of open woodland, the perfect space for hosting and entertaining. To the rear of the property, there is a great sized lounge, with bi-folding doors, leading onto the rear garden.

On the first floor, the property has plenty more to offer with a stylish master bedroom, complete with a range of fitted wardrobes and boasts of stunning en-suite shower room. In addition to this, there is a further spacious double bedroom to the rear, and two further bedrooms, the fourth bedroom would be ideal as a home office or children's bedroom. The accommodation is complete with a stylish family bathroom, complete with both bath and shower facilities.

act Rating: B

















Externally, the property boasts a larger than average rear garden with a large lawn area and patio to the side with gated access. To the front of the property, there is a garage to the side and a driveway to the front, with off road parking for multiple cars, with further visitor parking close by.

Situated within this enviable cul de sac location, the property offers access to both Haywards Heath & Burgess Hill town, with a range of shops, restaurants and Ofsted rated primary & secondary schools, including Oak Tree Primary School. There is also a range of transport links, including Wivelsfield train station, and both the A23 & M23.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Imp

**Entrance Hall**

**W/C**

**Kitchen / Diner**

**Lounge**

**First Floor Landing**

**Master Bedroom**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

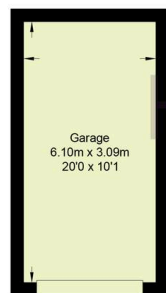
**Bedroom Four**

**Family Bathroom**

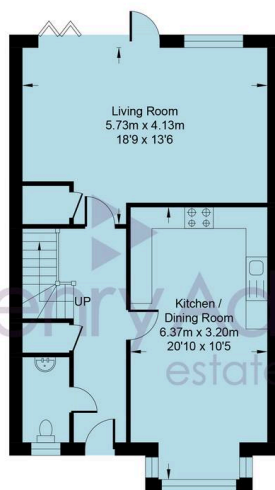
**Rear Garden**



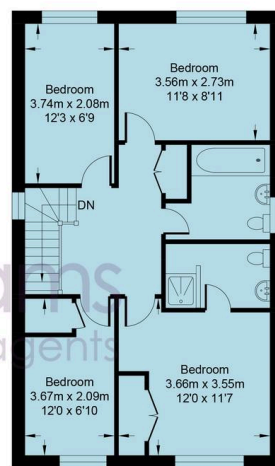




GARAGE



GROUND FLOOR



FIRST FLOOR

### Mill Rose Way

Approximate Area = 1210 sq ft / 112.4 sq m  
Garage Area = 203 sq ft / 18.8 sq m  
Total = 1413 sq ft / 131.2 sq m  
For identification only - not to scale





## Henry Adams – Haywards Heath

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.