



30 Beacon Crescent, Burgess Hill

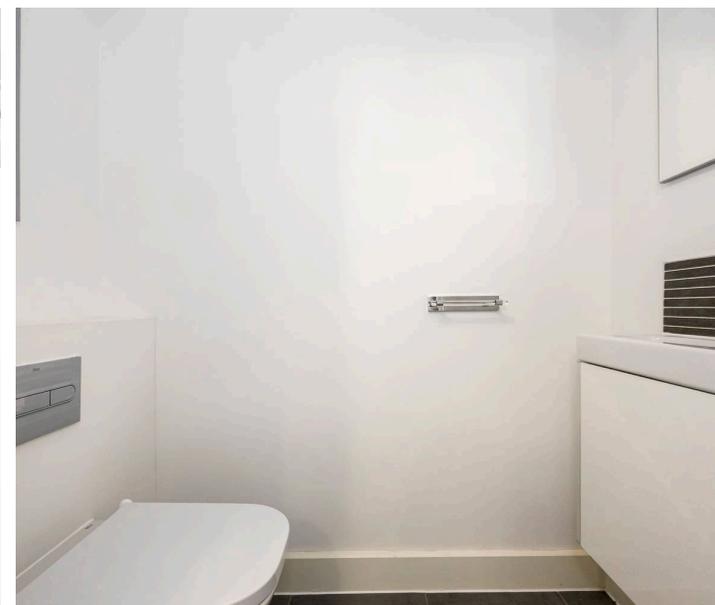
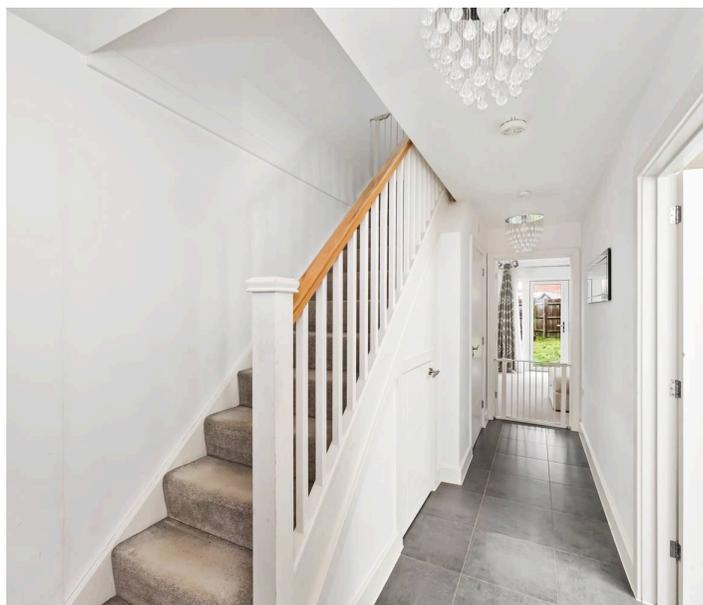
Guide Price £405,000

30 Beacon Crescent

Burgess Hill, Burgess Hill

GUIDE PRICE - £405,000 - £415,000.

A superb two double bedroom semi detached house built by Crayfern Homes and positioned in Beacon Woods private estate. The property has been lovingly maintained and offers the remainder of the NHBC Warranty. Internally, the property comprises of an inviting entrance hall, with access to a modern downstairs WC. To the front of the property is a fully equipped kitchen, boasting a range of integrated modern appliances and white goods, whilst offering ample work top and storage space, with the downstairs having under floor heating throughout. To the rear of the property, there is a spacious lounge/diner with patio doors to the rear, flooding the room with light. The owners have used the room to its full potential creating a perfect dining area, whilst maintaining a spacious lounge. On the first floor, the property has plenty to offer with the master bedroom to the rear, with a modern en-suite shower room. The second bedroom is to the front, and is a fantastic size, with a range of built in wardrobe space. The internal accommodation is complete with a particularly modern family bathroom, offering both bath and shower facilities.









Externally, the property has an attractive front garden, with off road parking to the side for multiple cars. The rear garden offers a patio area and an area of lawn. Positioned in this popular development, the property is ideally situated for access to local shops and a range of Ofsted rated schools. The property also offers easy access to both Wivelsfield & Burgess Hill train station.

Located in a quiet cul-de-sac of Burgess Hill, the property is ideally located with access to the town centre, train station, schools and nearby roads. The town provides extensive shopping facilities, a variety of bars, cafes and restaurants, leisure facilities including Burgess Hill Golf Centre and Triangle Leisure Centre. There are also two large supermarkets including Tesco and Waitrose. There is a good selection of state schools including St Pauls Catholic College. By train the property is located close to two mainline stations, with both Wivelsfield and Burgess Hill station located approximately 1.5 miles from the property. Both stations provide regular services to London (London Bridge/Victoria), Brighton (20 minutes) and Gatwick Airport (20 minutes). From Wivelsfield regular services South East to Lewes and Eastbourne. By car, surrounding areas can be accessed via the A23/M23 with links to Brighton, Gatwick Airport and London.

Council Tax band: C

EPC Energy Efficiency Rating: B

Entrance Hall

WC

Kitchen

Lounge / Diner

Landing

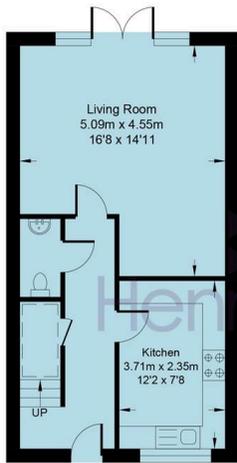
Master Bedroom

En-Suite

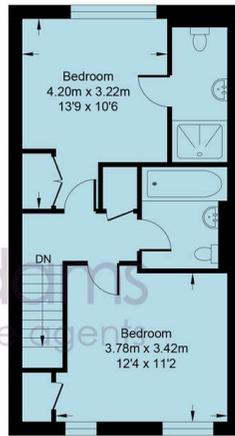
Bedroom 2

Family Bathroom





GROUND FLOOR



FIRST FLOOR



Beacon Crescent

Approximate Area = 872 sq ft / 81.0 sq m

Total = 872 sq ft / 81.0 sq m

For identification only - not to scale



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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.