



**Price**

**£475,000**

**Freehold**

3x  2x  2x 

**Celadine Gardens,  
Burgess Hill, West  
Sussex, RH15**

**cubitt & west**  
Helping you move forwards



## Main features

- **Open-plan dining area & contemporary kitchen with French doors to rear garden**
- **Separate lounge with bay window for entertaining**
- **Sumptuous double bedrooms with ensuite to bedroom 1**
- **Roca sanitaryware to bathroom and ensuite**
- **Bristan chrome brassware**
- **10-year warranty and insurance protection**
- **\*Photos are from the show home**

## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom: 6'5 x 3'1 (1.96m x 0.94m)

Living Room: 17'8 into bay x 10'7 into bay (5.39m x 3.23m)

Kitchen/Dining Room: 17'10 x 11'1 (5.44m x 3.38m)

### FIRST FLOOR

Landing

Bedroom 1: 11'1 x 9'11 (3.38m x 3.02m)

En-Suite Shower Room: 8'0 x 3'11 (2.44m x 1.19m)

Bedroom 2: 11'6 x 11'1 maximum (3.51m x 3.38m)

Bedroom 3: 9'11 x 8'1 (3.02m x 2.47m)

Bathroom: 6'5 x 6'4 (1.96m x 1.93m)

### OUTSIDE

Off Road Parking

Front & Rear Garden



**Call Haywards Heath - 01444 411132 ■ cubittandwest.co.uk**

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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