

FREEHOLD



House - Terraced (EPC Rating: )

**35 RIDDIFORD DRIVE, BURGESS HILL,  
RH15 8RJ**

**£600,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 4 Bedroom House - Terraced located in Burgess Hill

In a prime countryside setting between Burgess Hill and Haywards Heath, this eco-sensitive 4 bed house with allocated parking and sunny, landscaped garden is a fabulous find. In a quiet no through road, this architect designed terraced home has sustainable energy management which includes thermal glazing, ground floor underfloor heating, high tech Lutron RA2 wireless lighting and highspeed fibre optic broadband. Approx. 6 mins drive from Burgess Hill's vibrant centre and its station with direct trains to London, it is also only about 10 mins from Haywards Heath Station -and its hospital. Ideal for professionals, investors and families with a choice of good primary and senior schools, playgrounds and a Nature Reserve within a 3-10 min drive, Brighton, Lewes and Gatwick are all a reasonable commute at 25-30 mins.

Inside, this peaceful home has 128.74m<sup>2</sup> (1385.74 sq. ft.) of beautiful rooms to explore. There's an easy flow for family time and a social lifestyle in the elegant reception which opens to the garden, and a light filled kitchen dining room has a high spec finish which includes Sonos, fully integrated appliances, composite stone surfaces and a Quooker tap. There's a ground floor w.c. for guests and upstairs, all four double bedrooms are stylish retreats, the principal with a stylish en-suite shower room and Juliette balcony looking over the garden. The other two, 2 spa-like bathrooms each have a designer finish and this location is sought after by professionals and families, offering a healthy lifestyle, a friendly community and quiet nights but with swift access to major towns, the coast and the A23/A27.

A dream haven within a luxury development of architect designed homes, this contemporary house is tucked away on a tranquil, no through road most people don't even know is there. Inside the spacious interior blends sophisticated living with subtle home comforts where even the hallway has ample space, with a cupboard for coats and bags and a guest w.c. tucked away. Ahead, friends and family can enjoy quiet seclusion in an inviting living room which opens to the dynamic landscaping of the west facing garden to the rear.

Full of light, the glamorous kitchen diner is perfect for together time as well as for entertaining. The east panel of glass brings the outside in and there is room for a large table. and the high-spec German kitchen is tucked away at the far end so it doesn't dominate the entire space. Good to go, streamlined units deliver ample storage, composite stone surfaces are user friendly – but look great- and there are ambient lighting levels. Siemens appliances include an induction hob, hood, combi-oven and fan oven. The fridge, freezer, dishwasher and washer/dryer are all integrated for you

and for gourmets, the Quooker tap provides boiling, hot or cold water.

Outside, the west facing garden is all about family friendly, al fresco living with a paved terrace by the house which looks over a lawn large enough for play, and it's child and pet secure behind fencing. Designed for easy maintenance, so you'll have more time to enjoy company, if you're more adventurous it is a sunny blank canvas for you to make your own.

Upstairs, with a Juliette balcony to restful garden views the stylish principal bedroom is a light, airy refuge with calm decoration, sophisticated storage, Cloudy Bay Primo carpet and a luxurious shower room en-suite. At the front, and not sharing a wall, the second double bedroom is simple but stylish, also with fitted wardrobes, and across the hallway, the luxury bathroom has a designer finish including the Kaldewei bath...

Up at the top, two more peaceful double rooms are on each side of a chic shower room – so they don't share a wall either. Both are beautifully presented and ready to move into, each with leafy views and the guest room at the front has a romantic Juliette balcony

## Vendor's Comments:

"In a countryside setting, the views change with the seasons. The house is beautifully designed to make the most of the quiet, leafy location and although every room has a designer finish, it is also a family friendly, comfortable home to enjoy with large, light rooms whilst at the top, we are very quiet and private. The house has efficient energy management for a high eco code, so the house is always warm. The location is great for getting into Burgess Hill, Haywards Heath, Brighton, Lewes and Gatwick and friends can travel easily to us either by car or train. If you have a busy lifestyle, the house is a secure lock up and leave."





**Good to Know:**

Local Co-Op 3 mins, Waitrose, Burgess Hill 5-6 mins  
 Wivelsfield Station to Gatwick & London 4 mins, Burgess Hill 6, Haywards Heath 10  
 Good schools and parks nearby  
 Golf course, restaurant & bar 2 mins

**Education:**

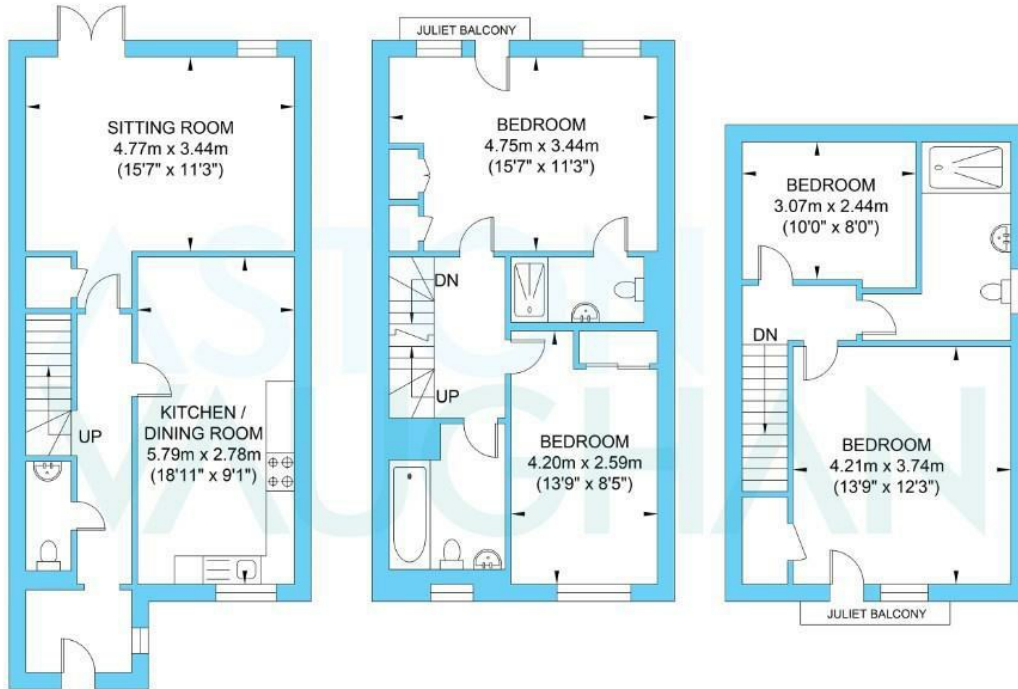
Choice of 6 primary schools within 5 mins drive  
 Good secondary schools include St Paul's R.C., Burgess Hill, Hurst

**Location Guide:**

The friendly community of Burgess Hill is surrounded by countryside and this home opposite a golf course has wonderful views – and easy access to its bar and restaurant! Popular with families and professionals there are plenty of shops, cafes and restaurants as well as a beautiful Nature Reserve nearby, local parks have playgrounds, and schools are good. Villages within the National Park are on the doorstep and the beaches of Brighton are easy to reach. About a 10 minute drive from Haywards Heath this fantastic location offers the best of both worlds with a more gentle pace of life but easy connections to the bright lights of London with Brighton, Lewes and Gatwick usually only a 30 minute drive.



# 7 Riddiford Drive



Ground Floor  
Approximate Floor Area  
508.37 sq ft  
(47.23 sq m)

First Floor  
Approximate Floor Area  
477.05 sq ft  
(44.32 sq m)

Second Floor  
Approximate Floor Area  
400.30 sq ft  
(37.19 sq m)

Approximate Gross Internal Area = 128.74 sq m / 1385.74 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

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

Call us on

**01273 253000**

[info@astonvaughan.co.uk](mailto:info@astonvaughan.co.uk)

[www.astonvaughan.co.uk](http://www.astonvaughan.co.uk)

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 are advised to recheck the measurements.