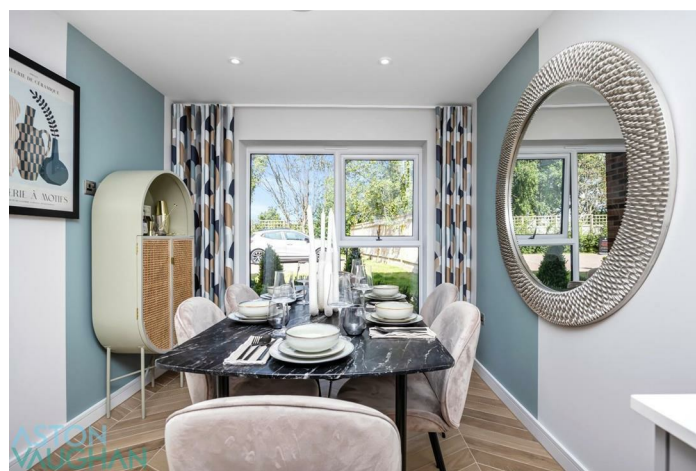
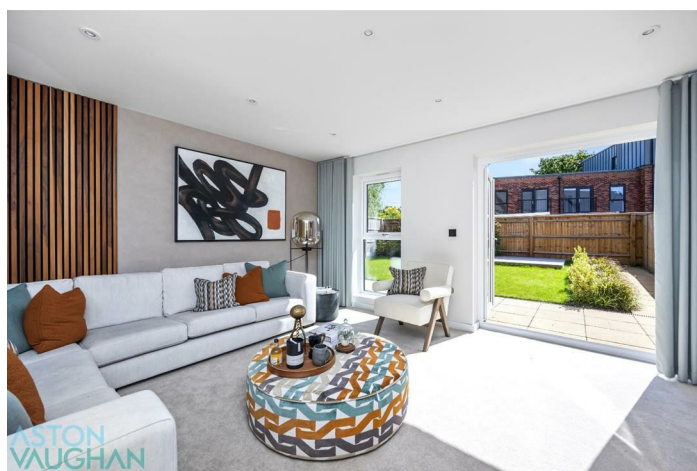


FREEHOLD



House - Semi-Detached (EPC Rating:)

**3 RIDDIFORD DRIVE, BURGESS HILL,
WEST SUSSEX, RH15 8RJ**

£650,000

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - Semi-Detached located in Burgess Hill

Looking over a golf course in a prime countryside setting between Burgess Hill and Haywards Heath this eco-friendly 3 bed house with allocated parking and spacious, sunny gardens is a fabulous find. In a quiet no through road, this architect designed semi-detached home has sustainable energy management which includes thermal glazing, ground floor underfloor heating, high tech Lutron RA2 wireless lighting and highspeed fibre optic broadband throughout the property. On one of the largest plots of this exclusive development 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. There's a choice of good primary and senior schools, playgrounds and a Nature Reserve within a 3-10 min drive and Brighton, Lewes and Gatwick are all a reasonable commute at 25-30 mins.

Inside, this stunning home has 125.67m² (1352 sq. ft.) of beautiful rooms to explore. There's an expert balance between family time and a social lifestyle in the elegant reception which opens to the garden and a glamorous kitchen dining room where the high spec finish includes Sonos, fully integrated appliances, composite stone surfaces and a Quooker tap. There's a ground floor w.c. for guests and three spa-like bathrooms upstairs mean you don't have to share. All 3 double bedrooms are relaxing retreats and you're spoilt for choice of a principal room with a restful 1st floor bedroom en-suite which has a west facing balcony, or a secluded bedroom with a private bathroom which spans the whole of the top floor. Sought after by professionals and families, Burgess Hill offers a healthy lifestyle, a friendly community and quiet nights but 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 and the spacious interior blends sophisticated living with subtle home comforts. The spacious hallway has ample space for coats and bags with a guest w.c. tucked away and ahead, friends and family can relax in rare seclusion in an inviting living room which opens to the dynamic landscaping of the garden to the rear. Full of sunlight, the stunning kitchen diner is perfect for family time as well as for entertaining. The west wall of glass brings the sunshine into the heart of the space. Inside there is room for a large table and the high-spec German kitchen is safely away from the in/out flow at the far end. 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 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 there's a west facing sun deck at the back, open to the south. Child and pet secure behind fencing with a side gate for bikes it is designed for easy maintenance, so you'll have more time to enjoy company.

With amazing views over the golf course and a west facing balcony from which to enjoy them, the first of the double bedrooms is perfect for guests or as a principal with calm decoration, Cloudy Bay Primo carpet and a luxurious shower room en-suite. Next door, the second double bedroom is also a delight to return to with garden views, and it could be a peaceful nursery or a comfortable study with space to share.

Up at the top, the third double room, currently the private principal, is an inner sanctum focused on the unique golf course view to make the most of its fabulous location. There is generous space in which to spread your wings, sophisticated built in storage the design led, en-suite shower room is spacious and chic.

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



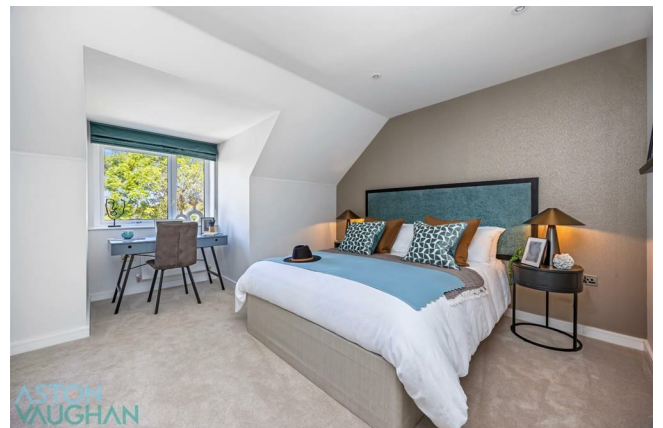
Hill 6, Haywards Heath 10
 Good schools and parks nearby
 Golf course, restaurant & bar 2 mins

Education:

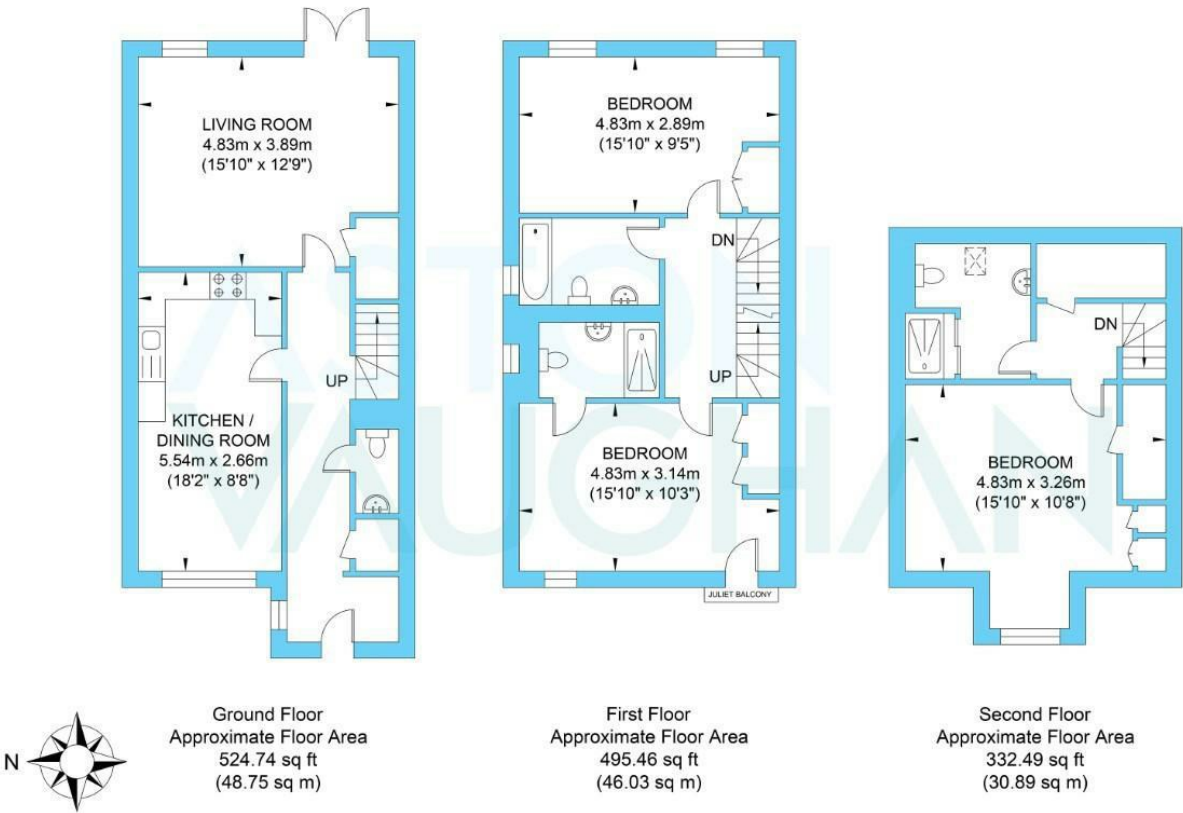
Choice of 6 primary schools within 5 mins drive
 Good secondary schools include St Paul's R.C., Burgess Hill, Hurst

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.



35 Riddiford Drive

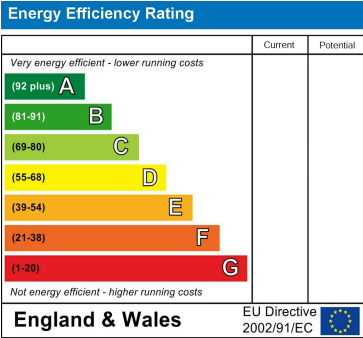


Approximate Gross Internal Area = 125.67 sq m / 1352.70 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Call us on
01273 253000
info@astonvaughan.co.uk
www.astonvaughan.co.uk

Energy Performance Graph



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.