



House - Detached (EPC Rating:)

**22 MERRIFIELD LANE, BURGESS HILL,
RH15 0FS**

£2,750

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - Detached located in Burgess Hill

Step into luxury living in this beautiful 3 bedroom family home, with the finest attention to detail throughout.

Situated on the outskirts of Burgess Hill, The Vale boasts the ideal blend of traditional countryside living whilst retaining easy access into a bustling town. It lies immediately north of the South Downs National Park, making it a picturesque place to settle.

Kitchen

- Bespoke designed, shaker style kitchen in matt lacquer finish
- Soft close doors and self-close drawers
- Knurled pull handles in satin nickel finish
- Composite stone worktop and splashbacks
- Cutlery insert to drawer below hob
- Fully integrated Siemens appliances:
 - Built in multifunction oven
 - Built in microwave oven with hot air
 - Ceramic glass induction hob
 - Fridge freezer
 - Dishwasher
 - Washer dryer
- Blanco undermount sink
- Quooker all-in-one tap with boiling, hot and cold water and scale control, in chrome finish

W/C & Family Bathroom

WC (2 Piece)

- Villeroy & Boch wall hung WC with soft close seat with polished chrome dual flush plate
- Basin and wall-mounted vanity unit with Vado chrome mono mixer tap
- Full width and height mirror above vanity basin
- Metro tiles to all walls up to height of WC boxing
- LED downlights to ceiling

Family Bathroom (4 Piece)

- Villeroy & Boch wall hung WC with soft close seat and cover with polished chrome dual flush plate
- Basin and wall-mounted vanity unit with Vado chrome mono mixer tap
- Mirror above the vanity basin with Demista pad fitted behind
- White enamelled steel, level access shower tray with chrome framed shower screen with sliding door
- Vado wall mounted shower head and arm in polished chrome with wall mounted hand shower with integral outlet
- White enamelled steel, double ended bath with bath filler, waste and overflow and deck mounted hand shower in polished chrome
- Vado 2 outlet / 2 handle concealed thermostatic shower control in polished chrome
- Porcelain floor and wall tiles, with feature metro tiles to rear

wall of shower:

- LED downlights to ceiling

Wardrobes

- Beds 1 and 2: Fully carcassed interior with full height, soft-close hinged doors. High-level shelf, shelf unit and drawer pack. Full and half height hanging rails in polished chrome
- Pull handles
- Bed 3: Satin chrome framed, full height, satin glass, soft-close sliding doors. High-level shelf and panel divider with full and half height hanging rails in polished chrome

Internal

- Underfloor heating to ground floor controlled by Heatmiser NeoStats and radiators to first floor
- Minoli timber effect porcelain tiles laid in herringbone pattern in the entrance hall, WC, kitchen, and dining area
- Cormar luxury carpet to living room, stairs, landing and all bedrooms
- Painted, 5 panel vertical moulded internal doors
- 3 bedroom houses include feature cornice to living room
- Ground floor cupboard with high level shelf and polished chrome hanging rail
- White painted, carpeted staircase with oak handrail and newel caps

Smart Home

- Lutron wireless lighting system with engraved keypads in black polymer finish
- Ceiling speakers in the kitchen area
- Ring doorbell

Security

- Alarm system fitted by Bespoke Security
- Motion sensors with keypad and control panel
- Mains powered smoke, heat & CO2 detectors with lithium battery backup

Electrical

- Brushed chrome sockets with black inserts
- Brushed chrome switches to 2 bedroom houses
- Double socket outlets with USB charging ports in entrance hall,



kitchen and dining area, landing and all habitable rooms

- Shaver socket in bathroom
- Multimedia outlets installed in all principal rooms with points wired for Sky Q / Sky+ Legacy
- 5amp lighting circuit in the living room to 3-bedroom houses
- FTTP (Fibre to the premises)
- Telephone points to dining area and master bedroom
- LED downlights throughout
- Low level lighting to stair strings and on landing

External

- External lighting
- Aluminium bi-fold doors leading to rear garden, with toughened glass

Garage

- Automated sectional up-and-over garage doors
- Double sockets
- 7.2Kw electric car charging point

Garden

- Indian sandstone patio
- Remaining area laid to lawn



Council Tax Band

Energy Performance Graph



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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.