

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

PRETORIA COTTAGE, 103 FAIRFIELD ROAD, BURGESS HILL, WEST SUSSEX, RH15 8NP



PRICE .. £229,950 .. FREEHOLD

DESCRIPTION

A well presented bay fronted character Victorian mid-terrace house which has been much improved in recent years, situated in this residential road on the western side of town. The accommodation on the ground floor comprises a bay fronted sitting room, a dining room, a refitted kitchen (2007) and a bathroom. On the first floor there are 3 double bedrooms and a separate WC. The loft space has been converted to provide an attic/occasional room which is accessed via a fixed wooden stepladder (new loft window 2010) . Benefits include gas fired central heating and some double glazed windows. Outside there is a small front garden and a large west facing rear garden which is mainly laid to patio and lawn.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

01273 508955	01273 843377	01444 235665	01444 456431	01444 484084	01444 417600	01293 533333	01825 722288	01825 760770
BRIGHTON	HASSOCKS	BURGESS HILL	HAYWARDS HEATH	LINDFIELD	CUCKFIELD	CRAWLEY	NEWICK	UCKFIELD

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LOCATION

The property is situated in Fairfield Road, an established through road on the Western side of Burgess Hill which joins part of the conservation area. The town centre is within a 15 minute walk with its shopping precinct, local facilities and amenities and the mainline railway station serving Gatwick and Victoria (55 minutes). Road links to neighbouring towns and the M23/25 motorway network are easily accessible.

The accommodation with approximate room measurements comprises:

Hardwood door to the:

SITTING ROOM 15'2 into the double glazed bay window x 12'. open fireplace with quarry tiled hearth, radiator.

DINING ROOM 12'7 x 11' sash window overlooking the rear garden, stairs rising to the first floor, radiator.

RE-FITTED KITCHEN(2007) 10'2 x 8'1 window to the side aspect, double bowl ceramic sink with mixer tap and cupboards below, further range of base units plus floor to ceiling cupboards, Oak worksurfaces, inset gas hob with extractor hood above and built-in electric oven below, integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, space for a condenser style tumble dryer, ceramic tiled floor, stable door to rear garden.

BATHROOM frosted uPVC double glazed window to the rear, white suite comprising panelled bath with wall mounted shower and shower screen, inset washbasin with cupboard under, part tiled walls, ceramic tiled floor.

Stairs to the staggered **FIRST FLOOR LANDING**, fixed wooden ladder to the attic/occasional room.

BEDROOM 1 15'1 x 12' two sash windows to the front aspect, Victorian cast iron fireplace, radiator, exposed pine floor.

BEDROOM 2 12'2 max x 8' sash window overlooking the rear garden, cupboard housing the gas fired combination boiler, exposed pine floor.

BEDROOM 3 11'x 9'7 sash window to the rear aspect, radiator, painted exposed floor.

SEPARATE WC window to the side aspect, WC, washbasin, painted exposed floor.

ATTIC/OCCASIONAL BEDROOM 15'6 x 14' velux window, 2 exposed brick walls, eaves storage cupboards plus further eaves storage area, exposed pine floor.

OUTSIDE

FRONT GARDEN enclosed by a brick wall, accessed by a small wooden gate and laid to pebble stones with pathway to the front door.

WEST FACING 'L' SHAPED REAR GARDEN 85' x 16' extending in width to 41' a large patio abuts the property with the remainder of the garden laid to lawn. There are a variety of mature shrubs and trees in the lawned area of the garden, timber shed, outside tap. The whole is enclosed by wood panel fencing with a brick retaining wall at the foot of the garden.

COUNCIL TAX: Band C (2010/11 = £1,345.40)

BH00000614

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART