

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

5 FRANKLANDS WAY, BURGESS HILL, WEST SUSSEX, RH15 0AX

ENCLOSED PORCH – ‘L’ SHAPED HALL – CLOAKROOM – LOUNGE – KITCHEN – DINING ROOM

THREE DOUBLE BEDROOMS – BATH/SHOWER ROOM – GAS FIRED CENTRAL HEATING

MOSTLY DOUBLE GLAZED WINDOWS – FRONT GARDEN – DRIVEWAY – GARAGE

80’ x 53’ SOUTH EAST FACING REAR GARDEN – **NO ONGOING CHAIN**



PRICE .. £340,000 .. FREEHOLD

DESCRIPTION

A three double bedroom detached bungalow built in the mid 1960's situated in this sought after and seldom available cul de sac within a short walk of the mainline railway station and town centre, presented onto the market with no ongoing chain. The property has been well maintained but does require modernisation and comprises, an enclosed porch, an ‘L’ shaped hall, a cloakroom, an 18’6 x 13’8 dual aspect lounge, a kitchen, a dining room, three double bedrooms and a bath/shower room. Benefits include gas fired central heating to radiators and mostly double glazed windows. Outside there is a front garden, a driveway providing off road parking, a single garage and a particular feature is the 80’ x 53’ south east facing rear garden which is mainly laid to patio and lawn offering a good degree of seclusion.

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.

BRIGHTON

01273 508955

HASSOCKS

01273 843377

BURGESS HILL

01444 235665

HAYWARDS HEATH

01444 456431

LINDFIELD

01444 484084

CUCKFIELD

01444 417600

CRAWLEY

01293 533333

NEWICK

01825 722288

UCKFIELD

01825 760770

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LOCATION

The property lies within this small close on the sought after Oak Hall Park development on the favoured south/eastern side of town, within a 5 minute walk of the mainline railway station (London Victoria 55 minutes, Brighton 20 minutes) and the town centre with its extensive range of shopping facilities and amenities. There are a number of schools nearby including Burgess Hill School for Girls which caters for 5-18 year olds. The town is well served by a variety of sports clubs and recreational pursuits as well as a cinema. There are good road links from the property with access to Brighton, Gatwick and London via the M23/25 motorway network.

The accommodation with approximate room measurements comprises:

ENCLOSED ENTRANCE PORCH

'L' SHAPED ENTRANCE HALL airing cupboard housing the hot water cylinder, hatch to the loft space, two radiators.

CLOAKROOM wc, wall mounted wash basin with tiled splashback, frosted window.

DUAL ASPECT LOUNGE 18'6 x 13'8 window to the front aspect, sliding door to the rear garden, three radiators.

KITCHEN 12' x 11'2 **including** a built-in storage cupboard, single bowl double drainer sink unit with mixer tap and cupboards under, a further range of base and eye level units, roll top worksurface, part tiled walls, space for the usual domestic appliances, serving hatch, floor standing boiler, single glazed window and door to the rear garden.

DINING ROOM 11' x 9'10 window to the front aspect, radiator.

BEDROOM 1 13'10 x 10'2 **plus** a built-in wardrobe with cupboards above, window overlooking the rear garden, radiator.

BEDROOM 2 11' x 10' **plus** a built-in wardrobe with cupboards above, window overlooking the rear garden, radiator.

BEDROOM 3 10'9 x 8'3 **plus** a built-in wardrobe with cupboards above, various wall mounted drawers and cupboards, window overlooking the rear garden, radiator.

BATH/SHOWER ROOM enclosed bath with mixer tap and shower attachment, separate shower cubicle, wc, pedestal wash basin, frosted single glazed window, heated towel rail, hatch to the loft space.

OUTSIDE

FRONT GARDEN laid mainly to lawn with plants and shrubs.

DRIVEWAY providing off road parking.

GARAGE up and over door, power and light, personal door to the rear garden.

SOUTH EAST FACING REAR GARDEN 80' x 53' maximum narrowing to 38'. A large paved patio abuts the rear of the house with the remainder being mainly laid to lawn with various plant and shrub borders, timber garden shed, enclosed by mature hedging and wood panel fencing offering a good degree of seclusion.

COUNCIL TAX: Band F (£2,067.31 2008/09)

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

BH00001098