

# MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

**18 THE ACORNS, BURGESS HILL, WEST SUSSEX, RH15 8UW**

ENTRANCE HALL – CLOAKROOM – LIVING ROOM – KITCHEN – TWO DOUBLE BEDROOMS – BATHROOM

GAS FIRED CENTRAL HEATING – uPVC FRAMED DOUBLE GLAZING – SINGLE GARAGE

PARKING AVAILABLE – SOUTH FACING REAR GARDEN



**PRICE .. £194,950 .. FREEHOLD**

## DESCRIPTION

A well maintained 2 double bedroom mid terrace house built by 'Bloor Homes' situated in a terrace of only 3 houses, tucked away in a cul-de-sac within The Acorns and being only a moments walk of the Triangle Leisure Centre. The accommodation comprises an entrance hall with stairs rising to the first floor landing, a cloakroom, a 15'3 x 12' living room with sliding patio doors to the rear garden and a kitchen. On the first floor there are two double bedrooms and a family bathroom. Benefits include gas fired central heating to radiators and uPVC framed double glazed windows. Outside there is a single garage situated opposite the house in a block of two with parking available to the front, and a 43' x 13' south facing rear garden.

PROPERTY MISEDSCRIPTIONS 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

## **18 THE ACORNS, BURGESS HILL, WEST SUSSEX, RH15 8UW**

### **LOCATION**

The property is situated within The Acorns, on the western side of Burgess Hill. When travelling from the town centre head south along the London Road and take the second exit at the roundabout into Jane Murray Way, proceed straight over three roundabouts and at the fourth roundabout take the third exit into Triangle Way and follow the road around into The Acorns. There is a Tesco Express convenience store within a ten minute walk, whilst the town centre is about one mile distant offering an excellent range of shopping facilities and amenities, including a mainline railway station (Victoria approximately 55 minutes). Burgess Hill is also well served by a wide assortment of leisure and recreational facilities as well as a two screen cinema and the Triangle Leisure Centre which is within a moments walk. There is also easy access from the property to the M23 motorway which is less than four miles away.

The accommodation with approximate room measurements comprises:

**ENTRANCE HALL** stairs to the first floor, radiator.

**CLOAKROOM** w/c, wall mounted wash basin, frosted window, radiator.

**LIVING ROOM** 15'3 x 12' **including** a storage cupboard, sliding patio doors to the rear garden, radiator.

**KITCHEN** 10'2 x 5'7 single bowl single drainer sink unit with mixer tap and cupboard under, further base and eye level units, roll top worksurface, part tiled walls, built-in oven with gas hob and extractor hood above, space and plumbing for a washing machine, space for a fridge and separate freezer, wall mounted gas fired boiler, window to the front aspect, radiator.

**FIRST FLOOR LANDING** hatch to the loft space.

**BEDROOM 1** 11'10 x 9'9 window to the rear aspect, radiator.

**BEDROOM 2** 12' x 9' **including** a built-in wardrobe and airing cupboard housing the hot water cylinder, window to the front aspect, radiator.

**BATHROOM** enclosed bath with mixer tap and shower attachment, w/c, pedestal wash basin, part tiled walls, radiator, extractor fan.

### **OUTSIDE**

**SINGLE GARAGE** situated opposite the house (being the left of the two).

**PARKING AVAILABLE** to the front of the garage.

**SOUTH FACING REAR GARDEN** 43' x 13' a wooden decked area abuts the rear of the property with wooden pergola, the remainder being mainly laid to lawn with a pathway to the rear of the garden, timber garden shed, plant and shrub borders, enclosed by wood panel fencing.

**COUNCIL TAX:** Band C (2008/09 = £1,272.19)

**VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART LTD**