

# MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

**43 ST. WILFRIDS ROAD, BURGESS HILL, WEST SUSSEX, RH15 8BH**

ENTRANCE HALL – LOUNGE/DINING ROOM – KITCHEN/BREAKFAST ROOM – TWO BEDROOMS

BATHROOM – GAS FIRED CENTRAL HEATING – uPVC FRAMED DOUBLE GLAZED WINDOWS

uPVC SOFFITS, FASCIA BOARDS AND GUTTERS – PRIVATE DRIVEWAY – DETACHED GARAGE

FRONT GARDEN – ATTRACTIVE REAR GARDEN SIDING ONTO FIELDS – **NO CHAIN**



**PRICE .. £224,950 .. FREEHOLD**

## DESCRIPTION

A 2 bedroom semi detached bungalow with scope to extend if required and ideally situated at the end of this quiet residential road, siding onto fields and within easy walking distance of local shops, both railway stations and the town centre. The accommodation includes an entrance hall, a lounge/dining room, a kitchen/breakfast room, 2 bedrooms and a bathroom. Benefits include gas fired central heating and uPVC framed double glazed windows. Outside, a private driveway leads to the detached garage with side access to the attractive rear garden.

PROPERTYMISDESCRIPTIONSACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should not: 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.

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West Sussex RH15 9DJ

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5 Muster Green  
Haywards Heath  
West Sussex RH16 4AP

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The Nook, High Street  
Cuckfield  
West Sussex RH17 5JZ

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The Green  
Newick  
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01825 760770  
212 High Street  
Uckfield  
East Sussex TN22 1RD

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29 Keymer Road  
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39 High Street  
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West Sussex RH10 1BQ

## **43 ST.WILFRIDS ROAD, BURGESS HILL, WEST SUSSEX, RH15 8BH**

### **LOCATION**

The property is situated in St Wilfrids Road amongst properties of a similar style and era, just off Mill Road, ideally located for Burgess Hill town centre which is a ten minute walk offering an excellent range of shopping facilities and amenities, Burgess Hill mainline station and a host of recreational clubs and pursuits to include a two screen cinema, a leisure center and St Johns Park with its tennis courts. Wivelsfield station is even closer, approximately a five minute walk. There are also good road links within the area, with access to the M23/25 motorway network approximately four miles away.

The accommodation with approximate room measurements comprises:

Outside light, entry video system, uPVC half double glazed door to:

**HALL** radiator, hatch to roof space, large shelved airing cupboard housing foam insulated cylinder with fitted immersion heater.

**LOUNGE/DINING ROOM** 14' x 11'10 **plus** deep bay window. Gas fire, electric meter cupboard with modern consumer unit, radiator, telephone point, TV aerial connection, video entry phone unit.

**KITCHEN/BREAKFAST ROOM** 12'2 x 8'10 inset stainless steel sink unit with cupboards below, laminate worktop with drawers, cupboards and appliance space below, plumbing for washing machine, 'Hotpoint' fridge, 'Creda' electric cooker, wall cupboards, built-in larder cupboard with gas meter, radiator, part tiled walls, wall mounted gas fired boiler, extractor fan, two windows, uPVC double glazed door to garden.

**BEDROOM 1** 12'2 x 10'10 incorporating a large range of built-in mirror fronted wardrobe cupboards with TV aerial point, telephone point, radiator, window overlooking the rear garden.

**BEDROOM 2** 10'3 x 8' radiator, two windows.

**BATHROOM** modern white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, low level wc, part tiled walls, shaver point, radiator, frosted window with blind.

### **OUTSIDE**

**FRONT GARDEN** laid to lawn with rose and flower borders, low brick wall to front, wrought iron pedestrian gate, wide side access with garden tap, greenhouse.

**WIDE FRONTAGE AND OWN DRIVEWAY** with double wrought iron gates to:

**DETACHED GARAGE** up and over door, power and light.

**NORTH FACING REAR GARDEN** approximately 45' x 28'. Mainly laid to shaped lawns with shrub borders, Quince tree, rose garden, garden shed, paved patio, water butt, well fenced and *siding onto open fields*.

COUNCIL TAX: Band D (2008/09 = £1,421.90)

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART LTD

**BH00000594**