



For Sale: Offers in excess of
£285,000 Freehold
Stirling Court Road, West Sussex, RH15

- Four Bedrooms
- 23' Living / Dining Room

- Off Street Parking
- Front & Rear Gardens

Arington 

Arlington are pleased to offer for sale a four bedroom semi detached house with front, side and rear gardens. In addition to the four bedrooms the house benefits from a re fitted kitchen, re fitted bathroom with Jacuzzi bath and 23' double aspect living / dining room with sliding doors to the rear garden. The house has solar panels, air conditioning and a EPC rating of C. Located on the West side of Burgess Hill the house is well situated for access to both Burgess Hill and Wivelsfield train stations and local schools. Council Tax Band: C. A viewing is highly recommended.

Internal

Ground Floor

- Entrance Hall Stairs to the first floor. cupboard. Door to...
- Living Room Window to the front. Radiator. Electric coal effect fireplace. Thermostatic controls. Air conditioning unit. Opening to...
- Dining Area Sliding doors to the rear garden. Radiator. Under stairs cupboard housing the gas meter, electric meter and fuse box. Opening to...
- Kitchen Fitted with a range of wall and floor units with a granite effect worktop with inset single sink with drainer and tiled splash backs. Space and plumbing for a washing machine and dishwasher. Freestanding double oven with gas hob and extractor over. Cupboard housing the boiler. Window to the rear. Door to the driveway.

First Floor

- Landing Stairs from the ground floor. Loft hatch. Cupboard. Doors to...
- Bedroom Window to the front. Fitted wardrobes with sliding doors. Radiator.
- Bedroom Window to the rear. Radiator.
- Bedroom Window to the rear. Radiator.
- Bedroom Window to the front. Radiator.
- Bathroom Fitted with a white suite comprising of a Jacuzzi panelled bath with electric shower over, pedestal basin and low level WC. Tiled walls. Radiator. Electric heater. Opaque window.

External

- Front garden A pathway leads to the front of the house past an area of lawn with shrub borders. To the side is a driveway providing parking for several vehicles and a garden shed with power & light. A car port extends from the side of the house.
- Rear Garden The rear garden is mainly laid to artificial grass with established raised borders and a decked area off the dining area. Garden shed with power and light.
- Garage Situated in a block of garages a short walk from the house.



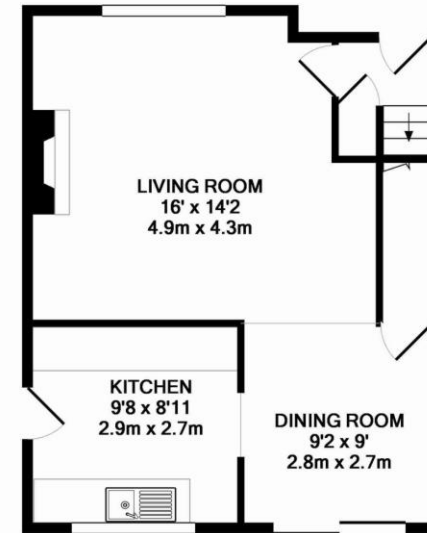
Room Details

Ground Floor

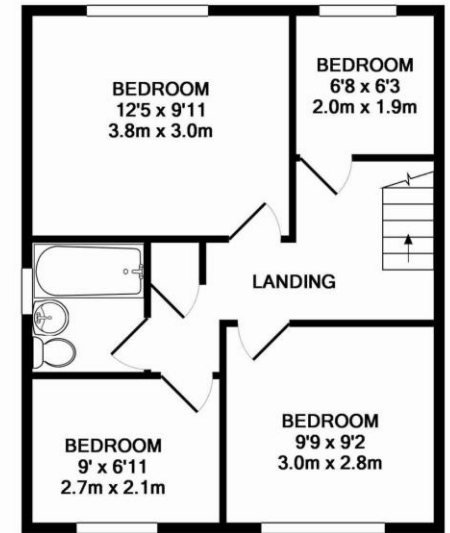
Living Room	16'0" max x 14'2" max (4.88m max x 4.32m max)
Dining Area	9'2" max x 9'0" max (2.79m max x 2.74m max)
Kitchen	9'8" x 8'11" (2.95m x 2.72m)

First Floor

Bedroom	12'5" max x 9'11" max (3.78m max x 3.02m max)
Bedroom	9'9" x 9'2" (2.97m x 2.79m)
Bedroom	9'0" x 6'11" (2.74m x 2.11m)
Bedroom	6'8" x 6'3" (2.03m x 1.91m)



GROUND FLOOR
APPROX. FLOOR
AREA 39.8 SQ.M.
(428 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 40.5 SQ.M.
(436 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.2 SQ.M. (864 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

