



For Sale: £315,000 Freehold
Mill Road, West Sussex, RH15

- Two double bedrooms
- Near to train station
- Semi detached
- Walking distance to Town Centre

Arington 

A delightful two double bedroom character cottage with a 65' long west facing rear garden. The lovely kitchen/dining room with wood flooring, old school radiator, stairs to first floor, floor standing real effect electric fireplace two sash windows to the side, double glazed window to rear, washing machine, cream base cupboards with wooden worktops, space for cooker with perspex splashback, door to the sitting room. First floor with loft hatch with fold down loft ladder to loft room with Velux window, light and power with built in cupboards. Two double bedrooms, one with floorboards, one with fitted carpet double glazed windows and radiators. The bathroom has a white suite with panelled bath, shower over, low level w.c. and pedestal wash hand basin with tiled splashback, part tiled walls, stripped wood flooring, towel rail, sash effect u'PVC double glazed window. The property is within walking distance to the Town Centre and Main train station with an excellent service to London (Victoria 55 mins) and Brighton (20 mins). There is easy access to the A/M23 and Gatwick Airport approximately 16 miles away. There is a good selection of state schools and the very popular Burgess Hill School for Girls. Council Tax Band: C.

Ground Floor

Kitchen / Dining Room Part glazed door to the lovely kitchen/dining room with wood floorboards , stairs to first floor, understairs cupboard, 2 sash windows to the side, window to the rear, cream base cupboards with wooden worktops , half glazed stable door to garden, exposed brick surround fireplace. Stripped pine door to the sitting room.

Sitting Room Solid wood floor, double glazed window to front with radiator.

First Floor

Landing Loft hatch with fold down loft ladder to loft room with velux skylight, light and power and built in cupboards. Worcester combination wall mounted boiler.

Bedroom 1 Solid wood flooring, double glazed window to the front, radiator.

Bedroom 2 Double glazed sash window to side and radiator.

Bathroom Wooden floorboards, tiled splashback, wood panelled bath, pedestal wash basin, low level w.c.

External

Front Garden Slate area with shrub border. wrought iron gate leading to side door.

Rear Garden WEST FACING rear garden being approximately 65' long with steps to patio area leading to lawn area. Summerhouse with light and power. Greenhouse and garden shed. Mature hedging and fences to side, path to side gate.



Room Details

Ground Floor

Kitchen / Dining Room 19'9" (max) x 10'1" (6.02m x 3.07m)

Sitting Room 12'8" x 11'0" (3.86m x 3.35m)

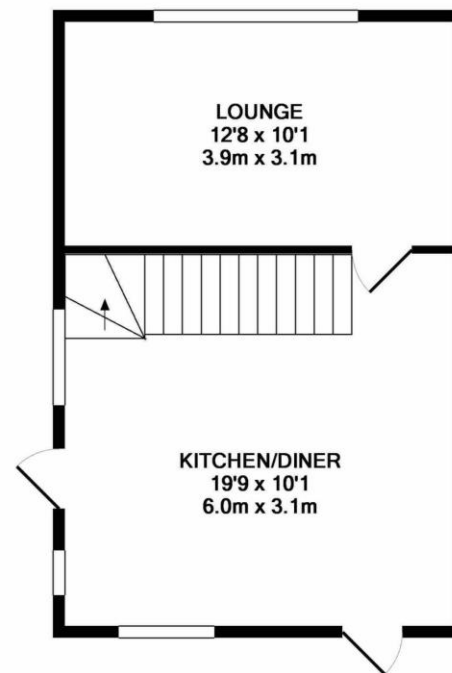
First Floor

Landing

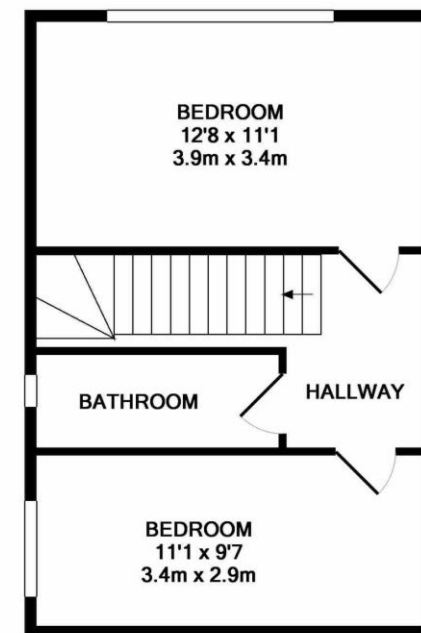
Bedroom 1 12'9" x 11'1" (3.89m x 3.38m)

Bedroom 2 11'1" (max) x 9'7" (3.38m x 2.92m)

Bathroom 9'5"m (max) x 6'11" (max)
(2.87m x 2.11m)



GROUND FLOOR



1ST FLOOR

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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