



For Sale: £274,950 Freehold
Burgess Hill, West Sussex

- Two Double Bedrooms
- Downstairs WC

- Front & Rear Gardens
- Two Allocated Parking Spaces

Arington 

NO ONWARD CHAIN. Ready to move into or let out...Arlington are delighted to offer to market a two-bedroom terraced house located in a cul-de-sac on the West side of Burgess Hill. Well located for access via road to the A23 / M23 to Brighton, Crawley, Gatwick and London and within easy reach of local facilities including the Triangle Leisure Centre, grocery stores and Burgess Hill town centre. Internally the property offers a 16' living room with shutters to the front bay window, downstairs WC, 14'10 kitchen / dining room opening out to the rear garden, master bedroom with fitted wardrobes, cupboard and two windows to the front, second double bedroom with fitted wardrobes and bathroom. Externally are a low maintenance front garden and enclosed rear garden with lawned and patio areas, not forgetting rear access to your two allocated parking spaces. GFCH. Double glazed. Council Tax Band: C. EPC: C. A viewing is highly recommended.

Vendors views:

We have lived in Burgess Hill nearly all our lives. We bought Withy Bush 7 years ago with a view to renting the property out. It was such a pretty house in a very quiet and pleasant cul-de-sac, we thought it would be a good property to choose. The location was also great with The Triangle Leisure Centre close by, plus easy access to schools, town shops and station. It is also near to the A23/Main road network. We were not disappointed. In all the years we have rented the property out we have had no difficulty in securing tenants, and have found the property easy to maintain as it is only 30 years old. The neighbours have all been friendly and we recommend this area of Burgess Hill to everyone. For those looking to live in the house themselves, we believe it would also make a lovely home immediately. The sunny weather we have now is ideal for relaxing in the back garden.

Internal

Ground Floor

Entrance Hall

Door to...

Cupboard housing the boiler, electric fuse board and gas meter. Doors to...

WC

Fitted with a white suite comprising of a low-level WC and corner vanity unit with basin. Coat hook.

Living Room

Bay window with fitted shutters. Under stairs cupboard. Stairs to the first floor. Door to...

Kitchen / dining room

The kitchen area is fitted with a range of wall and floor units with a granite effect worktop with inset stainless-steel single sink with drainer and four-point gas hob with oven under and stainless-steel extractor hood over. Tiled splashbacks. Space and plumbing for a fridge / freezer and washing machine. Window in the kitchen area and window and door to rear garden.

First Floor

Landing

Stairs from the ground floor. Airing cupboard housing the immersion tank. Loft hatch. Doors to...

Master Bedroom

Fitted wardrobe. Cupboard. Two windows to the front.

Bedroom

Fitted wardrobes. Window to the rear.

Bathroom

Fitted with a white suite comprising of a panelled bath with mixer taps and fitted Mira shower, low level WC and vanity unit with basin. Part tiled walls. Heated towel rail. Opaque window.

External

Front Garden

Low maintenance paved front with paved pathway leading to the front door past feature hedging.

Rear Garden

Mainly laid to lawn with a paved patio adjoining the rear of the house with a central pathway leading you down the garden to the garden shed and rear access. External power. External water tap.

Other

Two allocated parking spaces.



Room Details

Ground Floor

Living Room 16'4" into bay window x 14'10"
(4.98m into bay window x 4.52m)

Kitchen / dining room 14'10" x 7'8" (4.52m x 2.34m)

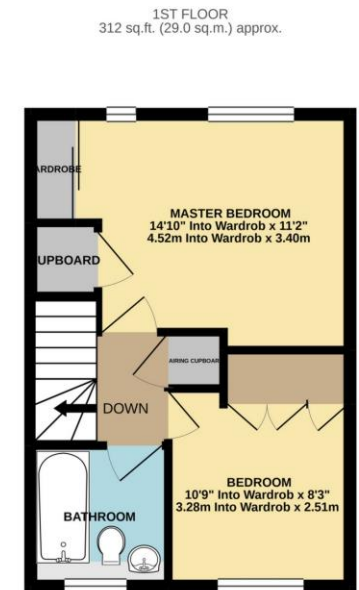
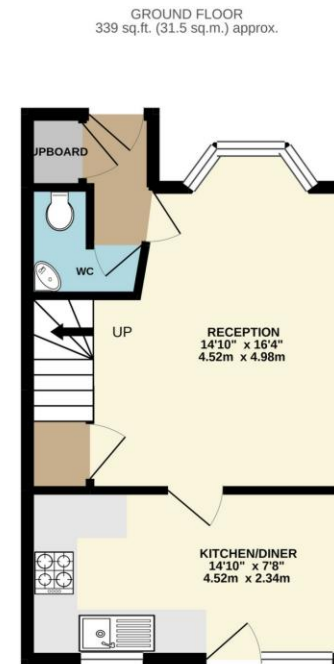
First Floor

Landing

Master Bedroom 14'10" into wardrobe x 11'2"
(4.52m into wardrobe x 3.40m)

Bedroom 10'9" into wardrobe x 8'3"
(3.28m into wardrobe x 2.51m)

Bathroom 6'6" x 6'5" (1.98m x 1.96m)



TOTAL FLOOR AREA - 651 sq.ft. (60.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for 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.

