



For Sale: £375,000 Freehold  
Manor Close, West Sussex, RH15

- Two Bedrooms
- Front & Rear Gardens
- Extended Garage
- Conservatory

**Arington** 

Arington are pleased to offer to market this extended and converted two double bedroom chalet bungalow in need of modernisation, located at the end of a cul de sac in Burgess Hill. Situated 0.6 miles / a 11 minute walk from Wivelsfield train station and 0.2 miles / a 5 minute walk from Oak Tree Primary School. Internally the property offers an entrance hall, ground floor double bedroom, first floor double bedroom, wet room, living room with feature fireplace with multi fuel burning stove, dining room, conservatory and kitchen. Externally the property occupies a corner plot with the boundary extending at an angle narrowing to the front and widening to the rear, the front garden is laid with hard standing providing off street parking, to the side of which there is a shared driveway leading to a parking area and garage, a gate opens into the larger rear garden which is mainly laid to lawn with established trees, shrubs and borders with paved paths leading to two garden sheds and a barbecue area. GFCH. Mid Sussex District Council Tax Band: C. EPC: D.

<b>Internal</b>	
<b>Ground Floor</b>	<b>Door to...</b>
<b>Entrance Hallway</b>	Stairs to the first floor. Cupboard and under stairs cupboard. Radiators. Thermostatic controller. Window to the front. Doors to...
<b>Bedroom</b>	Window to the front. Radiator. Fitted wardrobes with mirrored sliding doors.
<b>Living Room</b>	Stone built surround and hearth with Oak mantel and Hunter Hawk 4 Multi- fuel burning stove. Radiators. Arched opening to...
<b>Dining Room</b>	Arched opening to the kitchen. Sliding doors opening out to...
<b>Conservatory</b>	Windows to three sides. Door to rear garden.
<b>Kitchen</b>	Fitted with a range of wall and floor units with a stone effect worktop. Inset one and half stainless steel sink with drainer. Freestanding electric Indesit double oven with hob and stainless steel extractor over. Space and plumbing for a washing machine, dishwasher and fridge / freezer. Part tiled splashbacks. Boiler. Radiator. Opaque window. Window and door to the side. Window to the rear. Door to entrance hall.
<b>Shower Room</b>	Wet room with electric shower. A white suite comprising of a low level WC and inset basin within a vanity unit. Tiled walls. Extractor fan. Opaque window.
<b>First Floor</b>	
<b>Landing</b>	Stairs from the ground floor. Door to...
<b>Bedroom 2</b>	Pedestal basin. Radiator. Skylights. Eaves storage.
<b>External</b>	
<b>Front Garden</b>	The front garden is laid with hard-standing providing off street parking, to the side of which there is also a shared driveway leading to a parking area in front of the garage. Gate access to the rear garden.
<b>Garage</b>	Power & light. Double doors to the front. Windows to the side. Door to the side in the rear garden.
<b>Rear Garden</b>	The property is located on a corner plot with the boundary running at an angle from the front to the rear meaning the rear garden is wider than the front garden. The rear garden is mainly laid to lawn with established trees including a Victoria plum and dwarf apple trees, shrubs and borders. Paved paths lead to two sheds and a barbecue area.
<b>Other</b>	Mid Sussex District Council Tax Band: C. £1,991.81 for the year 2024 to 2025.



# Room Details

## Internal

### Ground Floor

Entrance Hallway 18'1" max x 10'11" max (5.51m max x 3.33m max)

Bedroom 12'6" max x 11'11" max (3.81m max x 3.63m max)

Living Room 15'0" max x 11'11" max (4.57m max x 3.63m max)

Dining Room 13'0" max x 7'6" max (3.96m max x 2.29m max)

Conservatory 7'10" x 6'0" (2.39m x 1.83m)

Kitchen 15'5" max x 10'11" max (4.70m max x 3.33m max)

### First Floor

Bedroom 2 14'3" max x 13'1" max (4.34m max x 3.99m max)

## External

Garage 21'9" max x 10'5" max (6.63m max x 3.18m max)



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.

