



For Sale: OIEO £325,000 Freehold  
Withy Bush, West Sussex, RH15

- NO ONWARD CHAIN
- End Of Terrace
- Two Double Bedrooms
- 16' Living Room with Bay Window

**Arington** 



VACANT POSSESSION with NO ONWARD CHAIN. Arington are pleased to offer this well presented two double bedroom end of terrace house with garage on block, located in a cul de sac on the West side of Burgess Hill. In addition to the two double bedrooms (both with wardrobe space), the property offers a downstairs WC, 16' living room with bay window, modern fitted kitchen / diner with appliances and door opening to the rear garden and bathroom with bath with shower over. The front and rear gardens are both low maintenance with imitation grass with a hedge to the rear garden providing screening. Situated on the western side of Burgess Hill the property is within easy reach of the Triangle leisure centre, St Paul's school and road access to Brighton, Crawley, Gatwick or London via the A23/M23. The property is double-glazed and has gas fired central heating. Council Tax Band: C (Mid Sussex District Council). EPC: D.

## Internal

Door to...

### **Ground Floor**

**Utility cupboard** Fuse Board. Gas Meter.

**Entrance Hall** Doors to...

**WC** Fitted with an off white suite comprising of a low level WC and wall hung corner basin. Part tiled splashback. Extractor fan. Radiator.

**Living Room** Bay window to the front. Hard wood flooring. Thermostatic controller. TV & Telephone points. Radiator. Stairs to the first floor. Door to...

**Kitchen / Diner** Fitted with a modern range of white wall and floor units fitted with a granite effect worktop with inset stainless steel sink with drainer and four point electric hob with oven under and extractor over. Space and plumbing for a washing machine and dishwasher. Part tiled splashbacks. Tiled floor. Radiator. Windows and door to the rear.

### **First Floor**

**Landing** Stairs from the ground floor. Loft Hatch. Cupboard. Doors to...

**Bedroom 1** Windows to the front. Fitted wardrobes. Cupboard. Radiator.

**Bedroom 2** Window to the rear. Radiator.

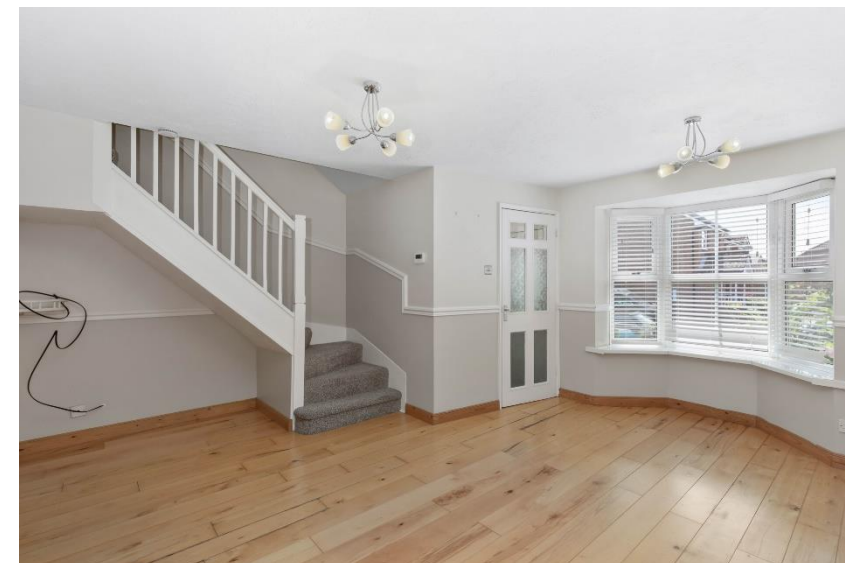
**Bathroom** Fitted with a white suite comprising of a panelled bath with shower over, vanity unit with inset low level WC and basin. Part tiled walls. Tiled floor. Heated towel radiator. Opaque window.

## External

**Front Garden** The front garden has been landscaped with a stone path leading to the front door lined with shrubs and imitation grass either side. Side access to the rear garden.

**Rear Garden** The rear garden is mainly laid to imitation grass with shrub borders, flowerbeds and hedging to the rear.

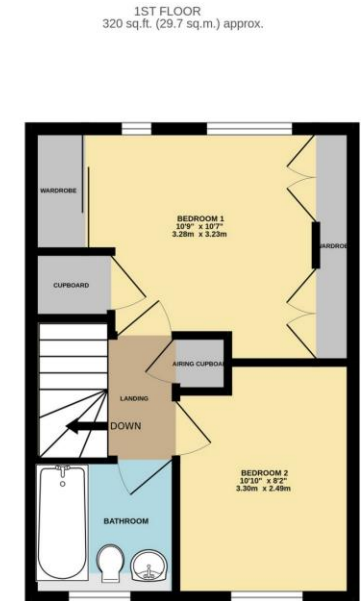
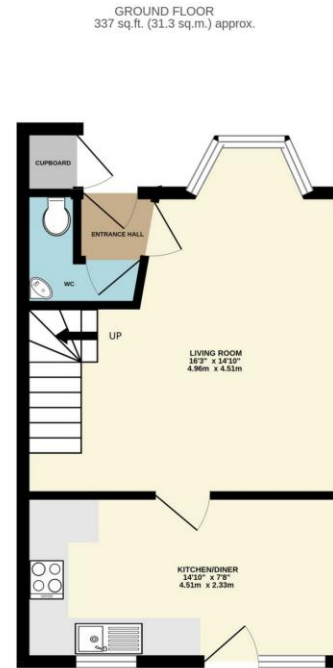
**Garage** Up and over door.



# Room Details

## Internal

- Living Room 16'3" max into bay x 14'10" max  
(4.95m max into bay x 4.52m max)
- Kitchen / Diner 14'10" x 7'8" (4.52m x 2.34m)
- Bedroom 1 14'8" max into wardrobes x 11'1" max  
(4.47m max into wardrobes x 3.38m max)
- Bedroom 2 10'10" max x 8'2" max  
(3.30m max x 2.49m max)



TOTAL FLOOR AREA - 657 sq.ft. (61.0 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 areas 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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