



17 Fairfield Road
Burgess Hill, RH15 8QB

■ ■ ■ Mark Reville & Co

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Guide Price £450,000

This delightful 3 bedroom end of terrace Victorian home has been modernised in recent years to create bright, spacious and versatile accommodation. The ground floor comprises a living room to the front with a bay window and feature built in storage around the fireplace with double glazed doors leading to another sitting room/snug, there is also a downstairs wc. At the back of the property there is a beautiful open plan kitchen with integrated appliances including, double oven, 5 burner gas hob, microwave and dishwasher and a dining area with 2 Velux windows above and patio doors leading to the rear garden. On the first floor, there are 2 double bedrooms and 1 single with a modern family bathroom and separate shower. To the front of the property there is off road parking and the west facing rear garden is a particular feature arranged with a paved terrace, mainly laid to lawn with a timber home office/cabin at the back complete with under floor heating, internet and bi-fold doors, there is also a useful store to the side. The property has the benefit of gas central heating and double glazed windows throughout and there is scope to extend into the loft space if required (subject to obtaining planning permission).

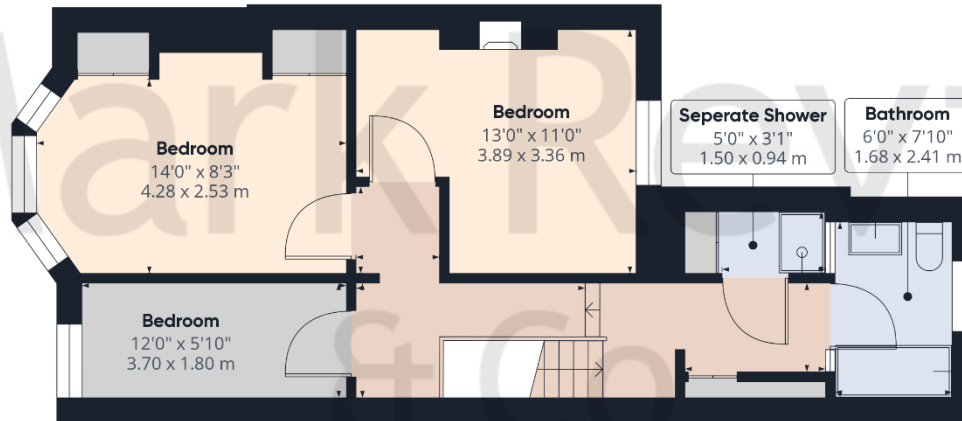
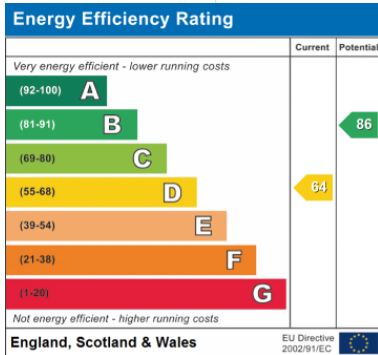
Situated in this popular location just a short walk to Fairfield Recreation ground and St Johns Park and close proximity to a variety of pubs and restaurants and the town centre with an array of shops and bars. Burgess Hill mainline station provides a fast and frequent service to central London and the A23 is close at hand offering direct access to the motorway network with Gatwick Airport located 19 miles to the North and Brighton and the coast is just 8 miles to the south.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1121.49 ft²
104.19 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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