



23 The Gattons
Burgess Hill, RH15 9SW

 Mark Reville & Co

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Guide Price £325,000 Freehold

This 2 bedroom semi detached house offers a fantastic opportunity for those looking to put their own stamp on a home in need of modernisation. The property boasts bright and well-proportioned accommodation, making it a perfect project for buyers with a vision. Upon entering, you'll find a spacious living/dining room featuring a charming fireplace, a fitted kitchen with side door and the large conservatory adds extra living space and brings in plenty of natural light. The first floor accommodates two generously sized bedrooms and a family bathroom, offering a comfortable living space with plenty of room to make it your own. Outside, the property benefits from a long garden with a garage at the bottom, offering ample storage and additional parking. To the front, there is also off-road parking, making it a convenient option for families or those with multiple vehicles. This home offers great potential and is ideally located in a central location, with access onto Fairfield Road Recreation Ground.

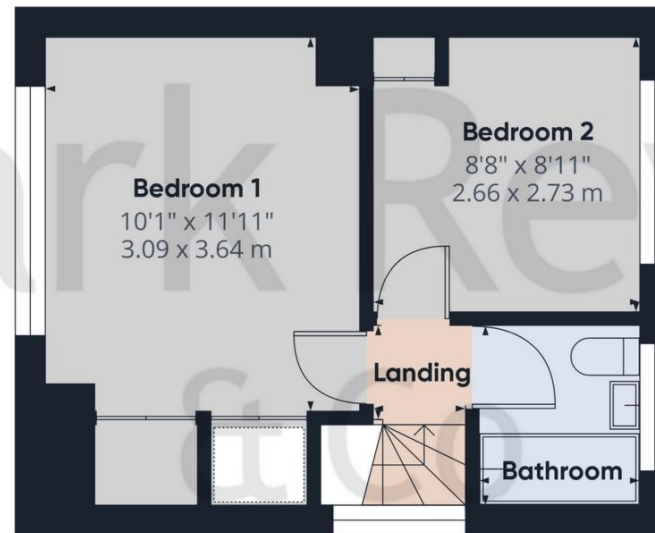
The Gattons offers convenient access to local amenities, this location is perfect for families, professionals, and anyone seeking a comfortable and well-connected place to live. Burgess Hill town centre is just a short distance away, providing a variety of shops, cafes, restaurants, and essential services, as well as a weekly market. The area is well-served by excellent transport links, with Burgess Hill railway station nearby, offering direct services to London Victoria, Brighton, and Gatwick Airport, making it ideal for commuters. For outdoor enthusiasts, there are several parks and green spaces in the surrounding area, including St. John's Park, offering pleasant walking routes and recreational activities. The scenic countryside of the South Downs National Park is also within easy reach, providing opportunities for outdoor exploration and relaxation. Local schools, both primary and secondary, are highly regarded. Additionally, the proximity to major roads such as the A23 makes travel to neighbouring towns and cities, including Brighton, Crawley, and London, straightforward and efficient.







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
682.76 ft²
63.43 m²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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