



**45 Leylands Road**  
Burgess Hill, RH15 8AF

■ ■ ■ Mark Reville & Co

## 45 Leylands Road Burgess Hill, RH15 8AF

### Guide Price £485,000 Freehold

This delightful semi detached bungalow is unique, offering a double garage and situated in a tucked away location. The accommodation comprises; large living room with bay window, 2 bedrooms, bathroom, a modern double aspect kitchen with built-in appliances leading to a triple aspect breakfast room overlooking the rear garden. There is a double garage with twin up and over doors, rear access and electricity, approached by a double width driveway and the splendid West Facing rear garden is arranged mainly as laid to lawn with fully stocked herbaceous borders and a private sun terrace. The property has the benefit of gas central heating and double glazing throughout.

Situated in this quiet location down a private lane yet just a short walk to local shops, Manor Field Primary School and Wivelsfield mainline railway station offering a good service to central London (Victoria 1 hour) and the south coast. Burgess Hill town centre is within easy reach providing a comprehensive range of shops and restaurants with leisure facilities at the nearby Triangle Leisure Centre and St Johns Park with its tennis courts. Improved road connections provide quick access to the A23, with Gatwick Airport just over 16 miles to the north and the cosmopolitan city of Brighton is about 12 miles to the south.







**Approximate total area<sup>(1)</sup>**

1014.16 ft<sup>2</sup>  
94.22 m<sup>2</sup>

(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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