



**38 Coulstock Road, Burgess Hill, West Sussex, RH15 9XH**

Offers In Excess of **£600,000**



## 38 Coulstock Road

Burgess Hill, West Sussex, RH15 9XH

A substantial 6 bedroom, 3 bath/shower room detached house built by Alfred McAlpine Homes in 1997, offering much larger accommodation than is evident from an external viewing due to a loft conversion (2017) creating 2 further bedrooms and a shower room. Situated in a popular residential area and conveniently located within easy walking distance of St Pauls Catholic College, a junior school and the Triangle Leisure Centre. Our vendors have owned the property since 2011.

The accommodation which now spans 3 floors comprises an entrance hall with stairs to the first floor and a cloakroom leading off it. The living room is a particularly good size with a bay window to the front and a gas fire with wooden surround. An archway opens into the dining room with sliding doors opening to the rear garden.

The kitchen/breakfast room overlooks the rear garden with space for a dining table and chairs. The wall between the kitchen/breakfast room and the dining room could be removed to create a larger open plan room if required subject to the necessary consents. An archway opens to the utility room which has space for a washing machine and dishwasher with direct access to the garden via a personal door.

- Entrance Hall & Cloakroom
- Living Room
- Dining Room

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On the first floor the generous main bedroom has 2 windows to the front, a range of built in wardrobes and a shower room. There are 3 further bedrooms on the first floor and a family bathroom.

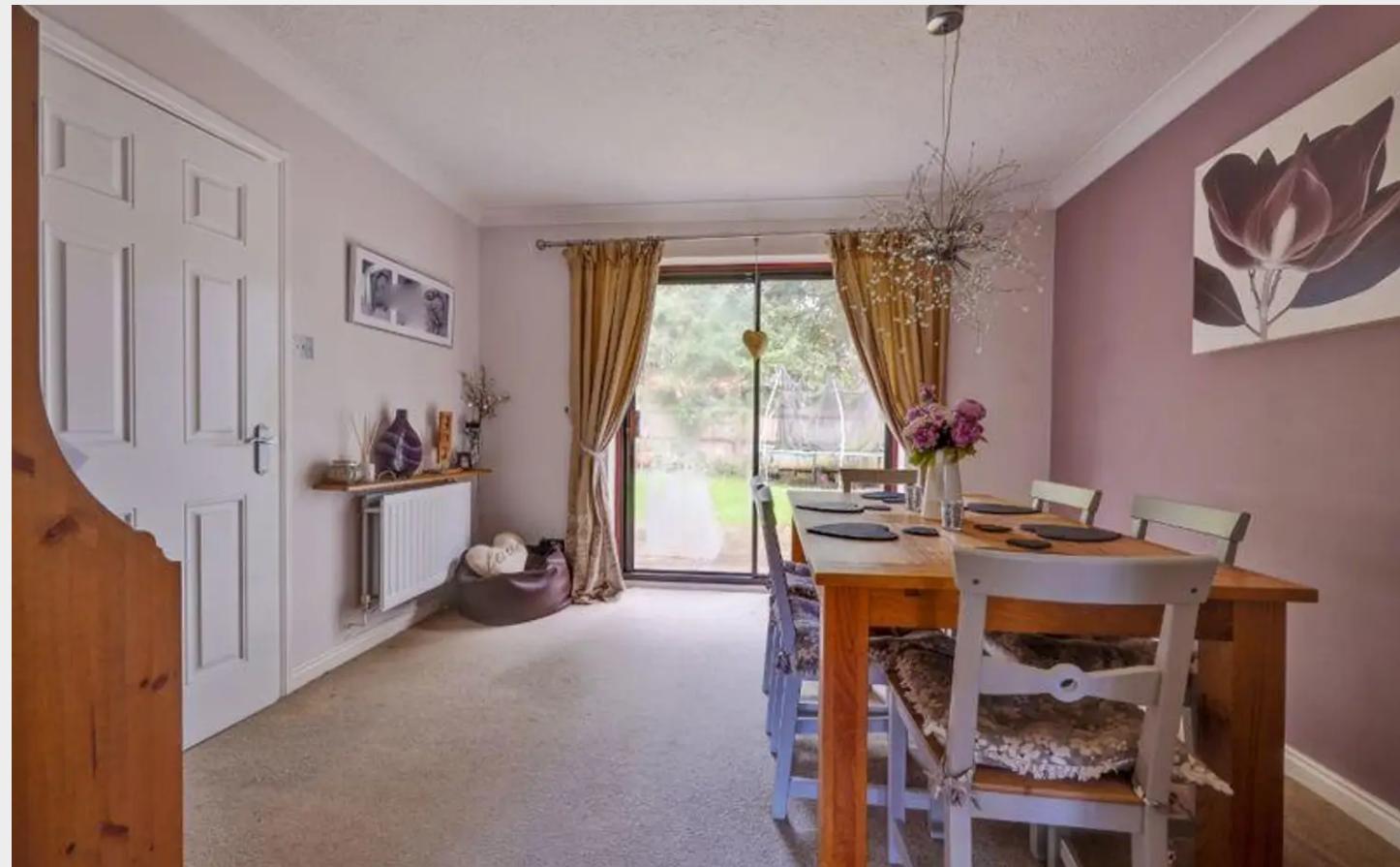
From the landing a staircase leads to the 2nd floor with large Velux window providing light to the landing with small storage cupboard. There are two double bedrooms and a shower room, all rooms benefit from eaves storage.

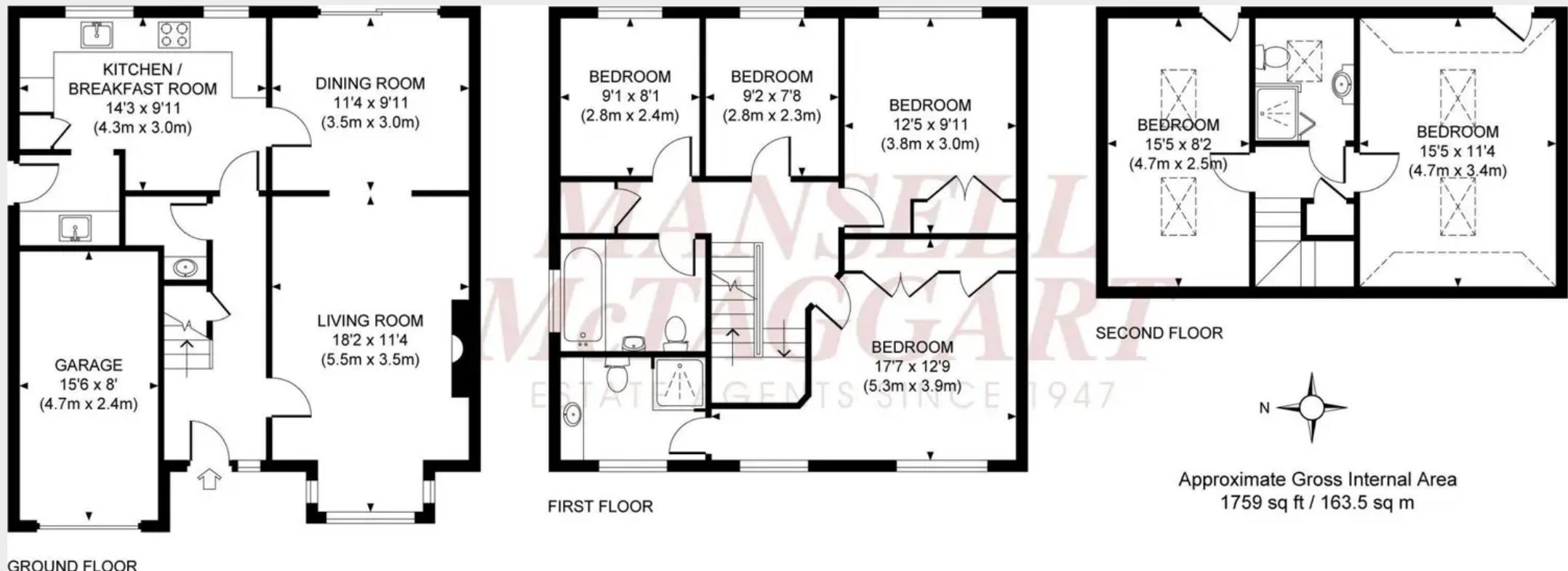
Outside a private driveway provides off road parking for 2 cars leading to a garage with up and over door, light and power. A side gate opens to the 36' wide x 34' deep east facing rear garden. A generous patio abuts the property with the remainder laid to level lawn with a further curved patio providing an additional seating area. There is a border stocked with plants and shrubs.

Benefits include gas fired central heating (the boiler is located in the utility room) and framed sealed unit wooden double glazed windows.

Tenure: Freehold

Council Tax Band F & EPC Rating D





## Mansell McTaggart Burgess Hill

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