



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
- Kitchen/Breakfast Room & Utility Room



38 Coulstock Road

Burgess Hill, West Sussex, RH15 9XH

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.

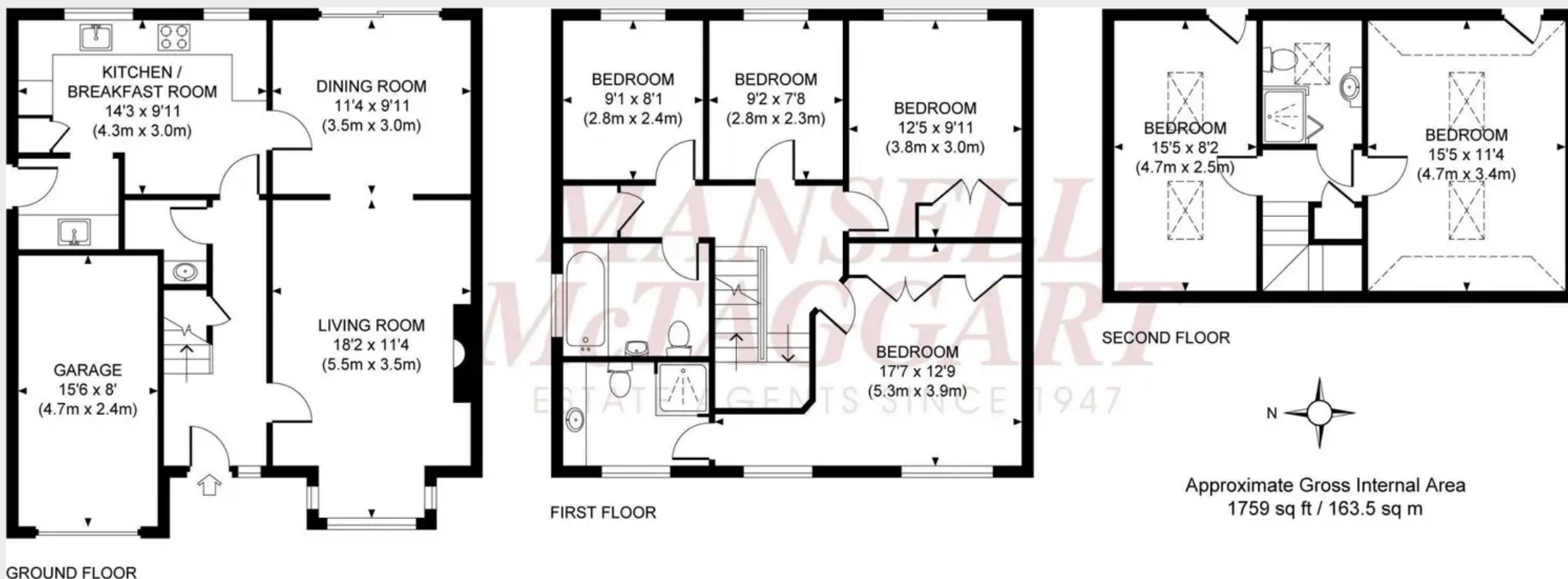
Benefits include gas fired central heating (the boiler is located in the utility room) and framed sealed unit wooden double glazed windows.

Tenure: Freehold

Council Tax Band F & EPC Rating D

**MANSELL
McTAGGART**
— Trusted since 1947 —





Mansell McTaggart Burgess Hill

Mansell McTaggart, 20 Station Road, Burgess Hill - RH15 9DJ

01444 235665

bh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/burgesshill

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.