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**29 Barley Drive, Burgess Hill, West Sussex RH15 9XG**

**£425,000**





## 29 Barley Drive

Burgess Hill

A well presented recently modernised 3 bedroom end of terrace house with a landscaped west facing rear garden and parking for two vehicles to the front.

An attractive end of terrace house built by Sunley Homes in 1995 situated in a courtyard style setting, benefiting from some refurbishment in the past 4 years including a refitted kitchen and bathroom. The house is within the catchment area for the Gattons Primary School and St Pauls Catholic College. The Triangle Leisure Centre is close by and within easy access to the A23/M23 and Gatwick Airport.

- Entrance Hall & Cloakroom
- Living Room
- Kitchen/Dining Room
- 3 Bedrooms
- Family Bathroom
- West Facing Rear Garden
- Parking for 2 Cars
- Recently Modernised
- Council Tax Band C





# 29 Barley Drive

## Burgess Hill

The accommodation includes entrance hall with grey laminate flooring and a cloakroom. There is a living room with stairs to first floor with fitted storage underneath, glazed double doors leading into the refitted kitchen/dining room with grey cupboards, integrated appliances, Rangemaster cooker, tiled flooring, breakfast bar and double doors to rear garden.

On the first floor is a storage cupboard, 3 bedrooms with the main bedroom having fitted wardrobe cupboards, whilst bedroom 2 has a hatch to the insulated loft space. The refitted family bathroom is fitted with a white suite and a separate Mira shower over the bath.

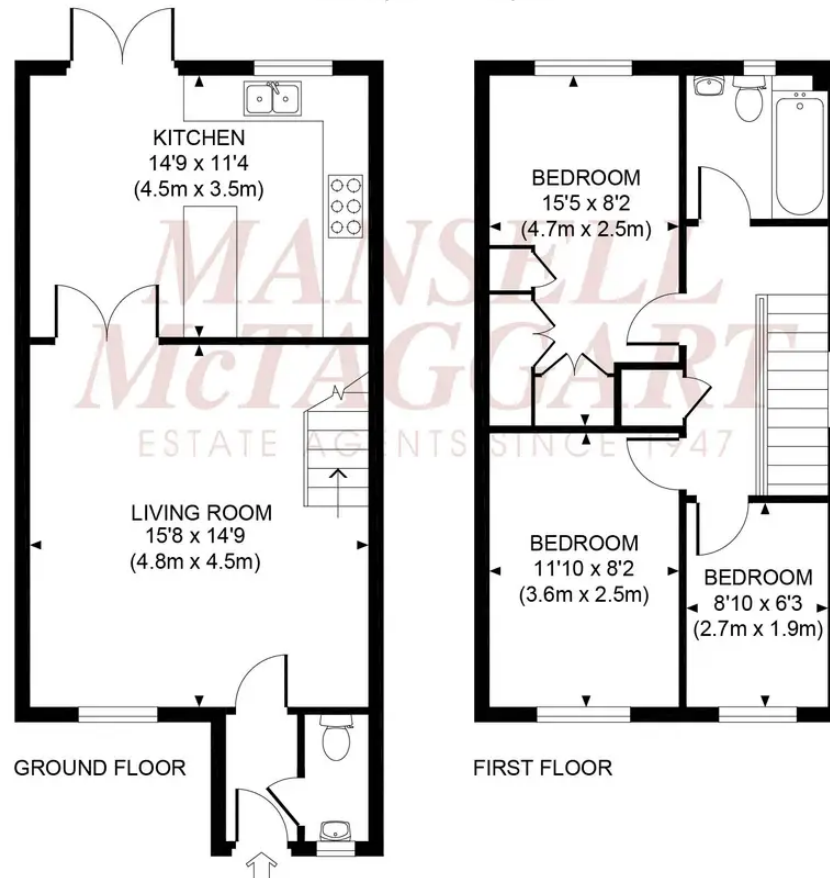
Outside there is a block paved frontage with parking for 2 vehicles. The west facing garden is approximately 42' long x 20' wide with a paved patio area with sleeper edging, Astroturf with decorative pebbled borders and decked rear area with lighting. Pergola, garden shed, rear gate to storage area, outside tap and power point, side access gate.

Benefits include uPVC framed double glazed windows and gas fired central heating (combination boiler installed in 2019 located in the kitchen).





Approximate Gross Internal Area  
837 sq ft / 77.7 sq m



## Mansell McTaggart Burgess Hill

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

01444 235665

[bh@mansellmctaggart.co.uk](mailto:bh@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/burgesshill](http://www.mansellmctaggart.co.uk/branch/burgesshill)

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