



**MANSELL  
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**54 Noel Rise, Burgess Hill, West Sussex, RH15 8BT**

**£445,000**





## 54 Noel Rise

Burgess Hill, West Sussex, RH15 8BT

An extensively modernised and much improved 3 bedroom semi-detached house with the benefit of a good size garden and a useful timber chalet. There is a driveway with parking for 2 cars.

The property is situated in a pleasant residential road almost equidistant to Burgess Hill and Wivelsfield mainline stations. Manor Field primary school is 0.5 mile away and the town centre is 1 mile away.

The well-presented accommodation comprises an entrance hall with stairs leading to the first floor and an engineered oak floor. The bay fronted living room faces the front with built in cupboards and shelves. The kitchen/dining room spans the rear of the house with double doors to the rear garden. The kitchen has been refitted with a range of cream cupboards complemented by granite worksurfaces, a breakfast bar and a built in stove.

On the first floor there are 3 bedrooms, bedroom 2 benefits from far reaching views and a fully tiled refitted bathroom.





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Outside, a private block paved driveway provides parking for 2 cars with a side gate to the north-west facing 48' x 23' rear garden. An expansive area of timber decking abuts the house with the remainder laid to an area of lawn, patio and astroturf. There is outside power & lights. TIMBER CHALET with separate power supply.

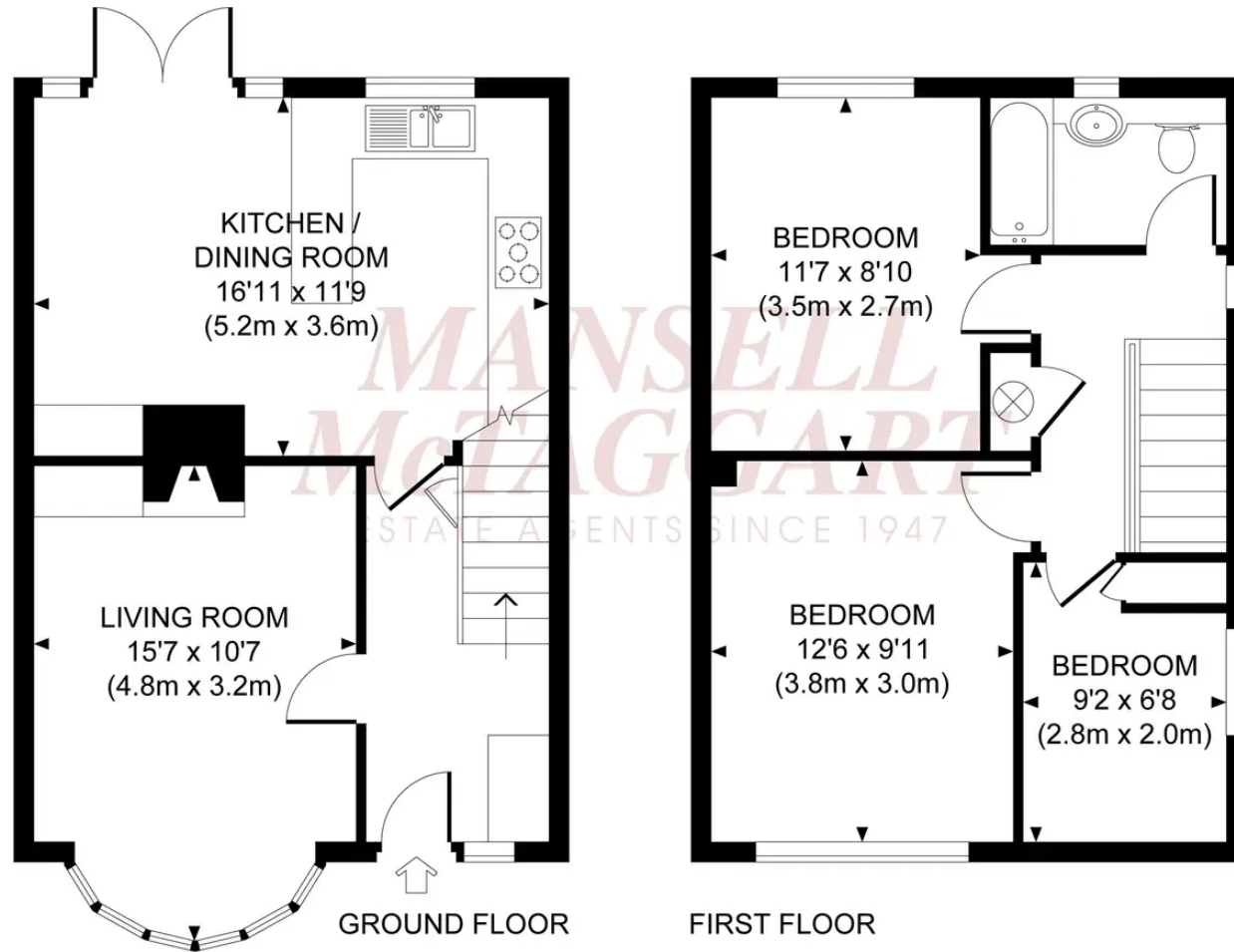
Benefits include gas fired central heating and uPVC double glazed windows.

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- 3 Bedrooms
- Bathroom
- Private Driveway
- 48' Rear Garden
- Well Presented Throughout
- EPC Rating D
- Council Tax Band D



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Approximate Gross Internal Area  
842 sq ft / 78.2 sq m



## Mansell McTaggart Burgess Hill

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