



**MANSELL
McTAGGART**
Trusted since 1947



19 Barley Drive, Burgess Hill, West Sussex, RH15 9XG

£350,000



19 Barley Drive

Burgess Hill, West Sussex, RH15 9XG

An immaculately presented and neutrally decorated 2 double bedroom end of terrace house with a south facing rear garden and space to extend to the side of the property if required S.T.P.P. The property was built by Sunley Homes in 1995 and our vendor has been in residence for 15 years.

The house is situated in a courtyard style setting and is in the catchment area for the Gattons Primary School and St Pauls Catholic College. The Triangle Leisure Centre is also close by with easy access to the A23/M23 and Gatwick Airport.

The accommodation includes a pillared porch with useful storage cupboard opening to the living room which faces the front aspect and has stairs to the first floor. The kitchen/dining room has been refitted to include integrated cooking appliances and spans the rear of the house with double doors opening to the rear garden.

On the first floor the landing has a hatch to loft space with pull down ladder. There are 2 double bedrooms and a bathroom refitted with a white suite.



19 Barley Drive

Burgess Hill, Burgess Hill

Outside, a long private driveway provides ample parking flanked by lawn. A side gate opens to the south facing 36' x 21' rear garden plus an area to the side ideal for an extension if required S.T.P.P. A patio abuts the house with the remainder laid to lawn flanked by Bay trees and evergreen hedging. A pathway leads to a 2nd timber decked patio and shed. Outside tap and security lights.

Benefits include gas fired central heating (the boiler is located in the airing cupboard) and uPVC framed windows and doors installed by Window Wise in 2017.

Council Tax band: C

Tenure: Freehold

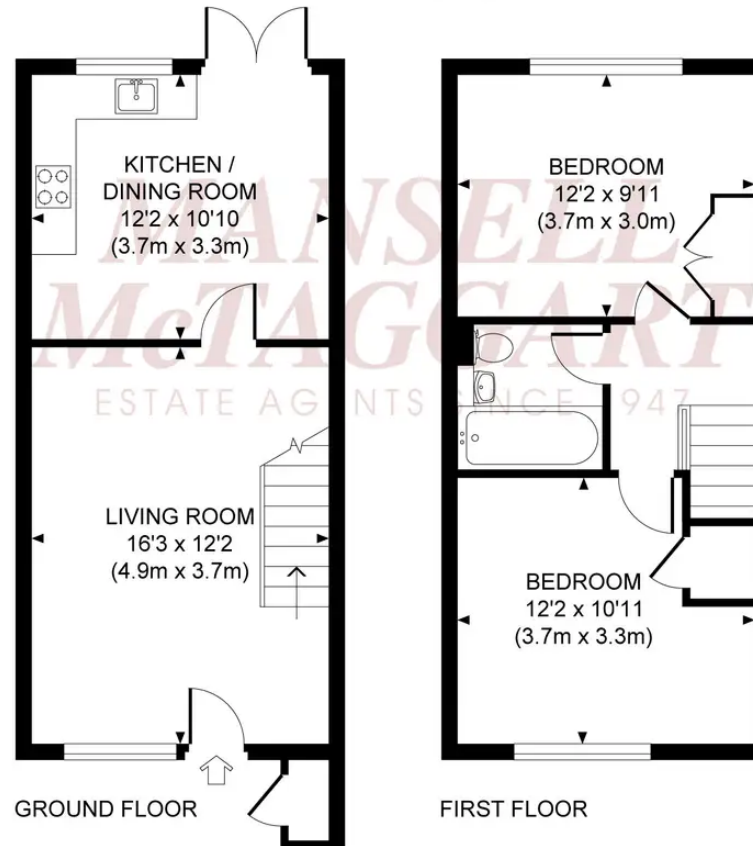
- Living Room
- Kitchen/Dining Room
- 2 Double Bedrooms
- Bathroom
- Private Driveway
- South Facing Rear Garden
- Space to Extend S.T.P.P
- Council Tax Band C
- EPC Rating D



**MANSELL
McTAGGART**
— Trusted since 1947 —



Approximate Gross Internal Area
659 sq ft / 61.2 sq m



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.