



**MANSELL
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19 Bramber Way, Burgess Hill, West Sussex RH15 8ER

£400,000 Freehold



19 Bramber Way

A prominently situated 4 bedroom semi-detached house, requiring updating that has been extended with a full height rear extension with room to extend further above the garage. The property benefits from a driveway for 4 cars, a garage and an easily maintained rear garden.

The house was built in 1976 and our vendor has been in residence since 2010. Situated in this popular residential area close to a selection of schools, convenience shops and Wivelsfield railway station. The town centre and Burgess Hill railway station are 0.9 mile away.

- Enclosed Porch & Entrance Hall
- Lounge/Dining Room
- Kitchen
- Breakfast/Utility Room & Cloakroom/WC
- 4 Bedrooms
- Bathroom
- Private Driveway & Garage
- South Facing Rear Garden
- Vendor Suited
- Council Tax Band D
- EPC Rating



19 Bramber Way

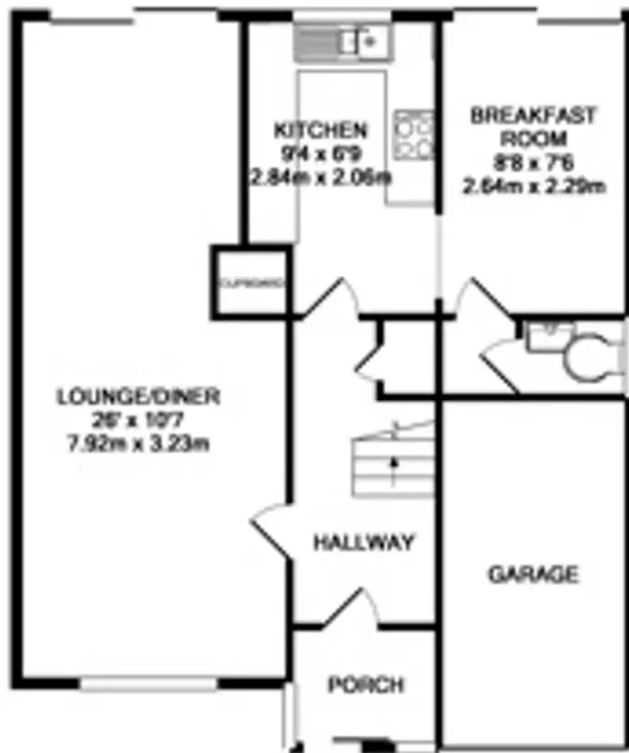
The accommodation includes an enclosed porch, an entrance hall with stairs to the first floor and a dual aspect lounge/dining room that spans the length of the property with double glazed sliding patio doors to the garden. The kitchen with built in cooking appliances opens to a breakfast room/utility room with double glazed sliding doors to the garden and a cloakroom/wc leading off it (the kitchen and breakfast/utility room could easily be amalgamated to create a full width kitchen/dining room.)

On the first floor there are 4 bedrooms and a bathroom which has space to add a separate shower cubicle if required.

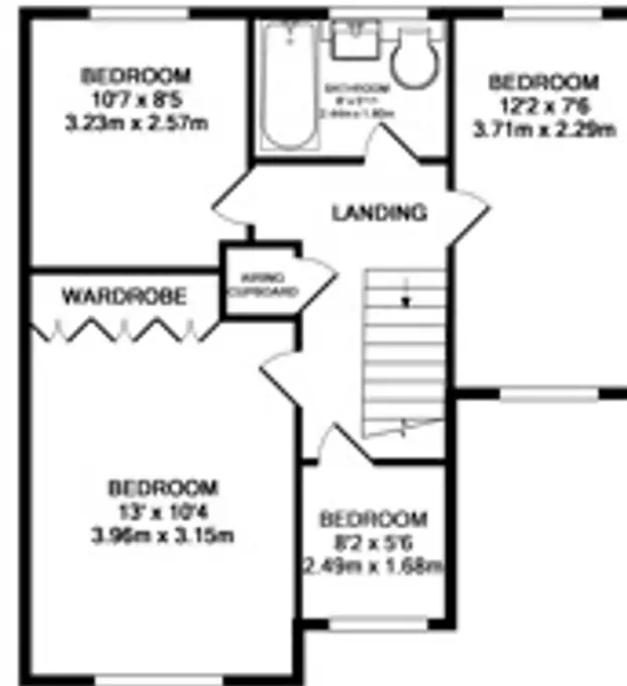
Outside a block paved driveway flanked by lawn provides parking for 4 cars leading to the garage. A side gate opens to the south facing 23'wide x 31' deep rear garden which is laid to patio with steps to a raised deck providing a suntrap ideal for entertaining or dining. Outside tap.

Benefits include gas fired central heating (the modern Worcester boiler is located in the airing cupboard) and uPVC framed double glazed windows.





GROUND FLOOR
APPROX. FLOOR
AREA 64.3 SQ.M.
(692 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 51.7 SQ.M.
(556 SQ.FT.)

TOTAL APPROX. FLOOR AREA 116.0 SQ.M. (1249 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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