



**MANSELL
McTAGGART**
Trusted since 1947



193b Lower Church Road, Burgess Hill, RH15 9AA

In Excess of **£225,000**



Lower Church Road

Burgess Hill

CASH BUYERS ONLY. MORTGAGE NOT AVAILABLE TO PURCHASE THIS PROPERTY OF NON-STANDARD CONSTRUCTION. EXCELLENT INVESTMENT/ RENTAL OPPORTUNITY.

An individual 2 bedroom single storey dwelling with a flat roof benefitting from a good size west facing rear garden.

The property is approached **via pedestrian access only** situated in a 'tucked away' position behind 193 Lower Church Road. St. John's Park is situated opposite, and the town centre and mainline station are a flat 5 minute walk.



The accommodation includes an entrance hall, a bathroom fitted with a modern white suite and a kitchen fitted with a range of cream cupboards. The lounge/dining room has double doors opening to the rear garden and there are 2 bedrooms, one with a door to the garden.

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Outside the west facing 60' x 20' rear garden is laid to concrete hard standing and lawn. Outside tap, side gate.

Benefits include slimline electric heating and uPVC double glazed windows.

Council Tax band: A

Tenure: Freehold

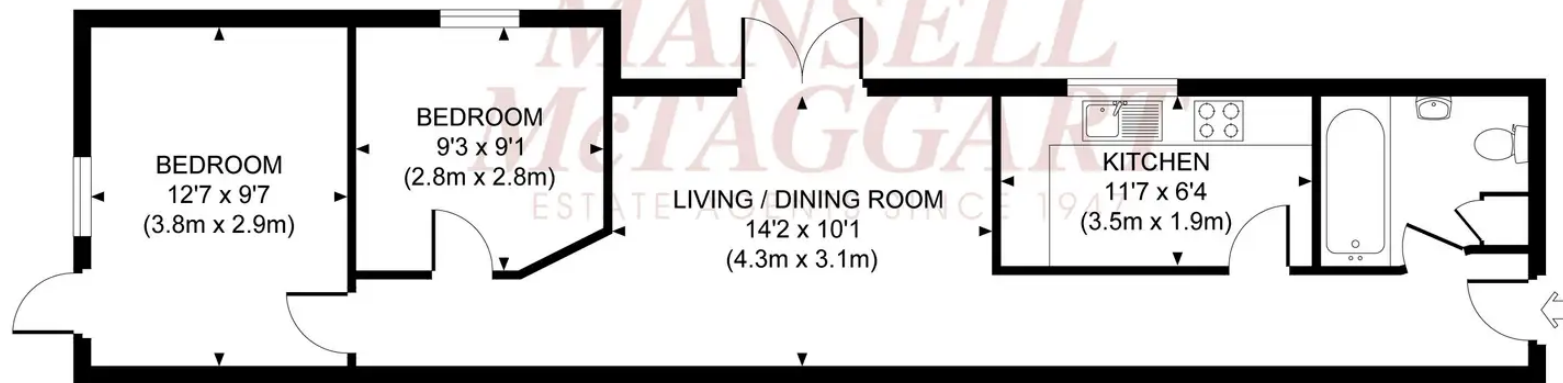
- Entrance Hall
- Bathroom
- Kitchen
- Lounge/Dining Room
- 2 Bedrooms
- West Facing Garden
- Vacant Possession



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Approximate Gross Internal Area
583 sq ft / 54.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Mansell McTaggart Burgess Hill

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