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4 Blackbird Close, Burgess Hill, West Sussex, RH15 9XT

£335,000 Freehold



4 Blackbird Close

Burgess Hill, West Sussex, RH15 9XT

- Enclosed Porch
- Cloakroom
- Living Room
- Extended Kitchen/Dining Room
- 2 Double Bedrooms
- Bathroom
- Rear Garden
- Private Driveway
- EPC Rating C

A well-presented, neutrally decorated 2 double bedroom terraced house with THE BENEFIT OF A FULL WIDTH REAR EXTENSION CREATING A KITCHEN/DINING/FAMILY ROOM. The property further benefits from a well enclosed rear garden and a private driveway to one side.

The property was built by Sunley Homes in 1997, situated in this small select close. St Pauls Catholic College and The Triangle Leisure Centre are both within easy reach. The town centre is 1.5 miles away.

The accommodation includes an enclosed porch with a cloakroom/w.c. leading off it. The living room has stairs rising to the first floor with a cupboard beneath. A particular feature is the extended kitchen/dining/family room (2018) which has a skylight window and bifold doors opening to the rear garden. The kitchen is fitted with a good range of cupboards and integrated cooking appliances.



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From the landing there is a hatch to the loft space with pull down ladder and light. There are 2 double bedrooms, one with a built in wardrobe and a bathroom refitted with a white suite.

Outside the east facing 40' x 13' rear garden is laid to patio with a step to an area of lawn, flanked by timber edged borders, 2nd patio ideal for seating/entertaining. To the right-hand side of the terrace there is a private driveway with parking for 2 cars and a timber shed.

Benefits include gas fired central heating (The combination boiler is located in the loft) and uPVC double glazed windows.

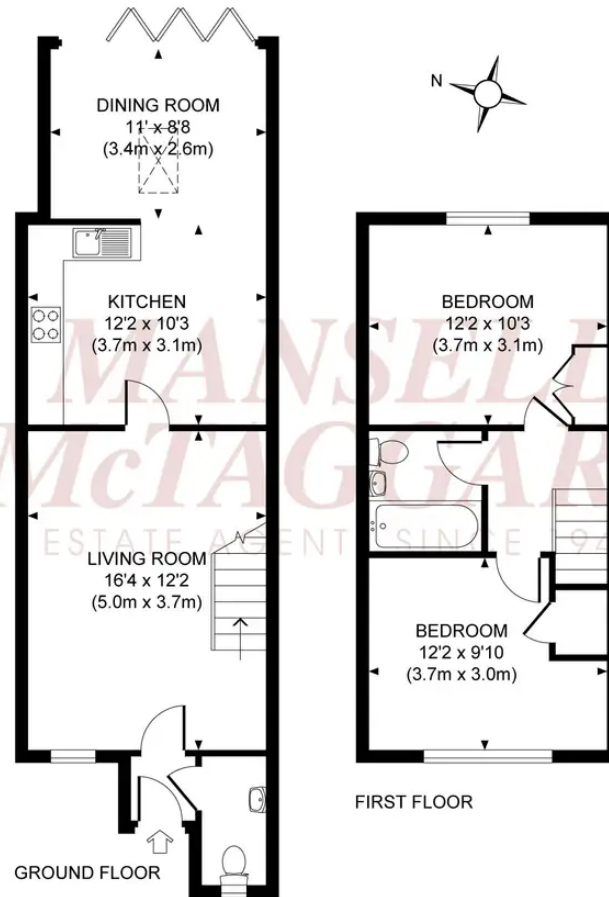
Council Tax band: C

Tenure: Freehold

The property is situated in a pleasant position on the southern outskirts of Burgess Hill. Heading out of Burgess Hill on approaching the roundabout where London Road meets Jane Murray Way, take the 2nd turning (heading towards the Tesco's roundabout) and stay on this road until you reach the 2nd roundabout. At this roundabout turn right into York Road, then take the 1st left into Robin Way, and the next left again into Blackbird Close. Burgess Hill town centre and mainline railway station is about a 25 minute walk.



Approximate Gross Internal Area
783 sq ft / 72.8 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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