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**23 Inholmes Park Road, Burgess Hill, West Sussex RH15 0JJ**

**£400,000 Freehold**



## 23 Inholmes Park Road

A much improved and redecorated 2 double bedroom semi detached bungalow with a large rear garden that has been reconfigured internally by our vendors to create a wonderful full width kitchen/dining/family room. There is ample space to extend similar to neighbouring properties if required.

Conveniently situated in this select tree lined residential road on the eastern side of town within easy walking distance of the town centre and mainline railway station.

- Entrance Hall
- Kitchen/Dining/Family Room
- 2 Double Bedrooms
- Bathroom & Separate WC
- Large Rear Garden
- Private Driveway & Garage
- Council Tax Band D
- EPC Rating D



## 23 Inholmes Park Road

The accommodation includes an enclosed porch with steps to the front door and to the entrance hall with hatch to loft. The 2 double bedrooms face the front with a bathroom and separate WC.

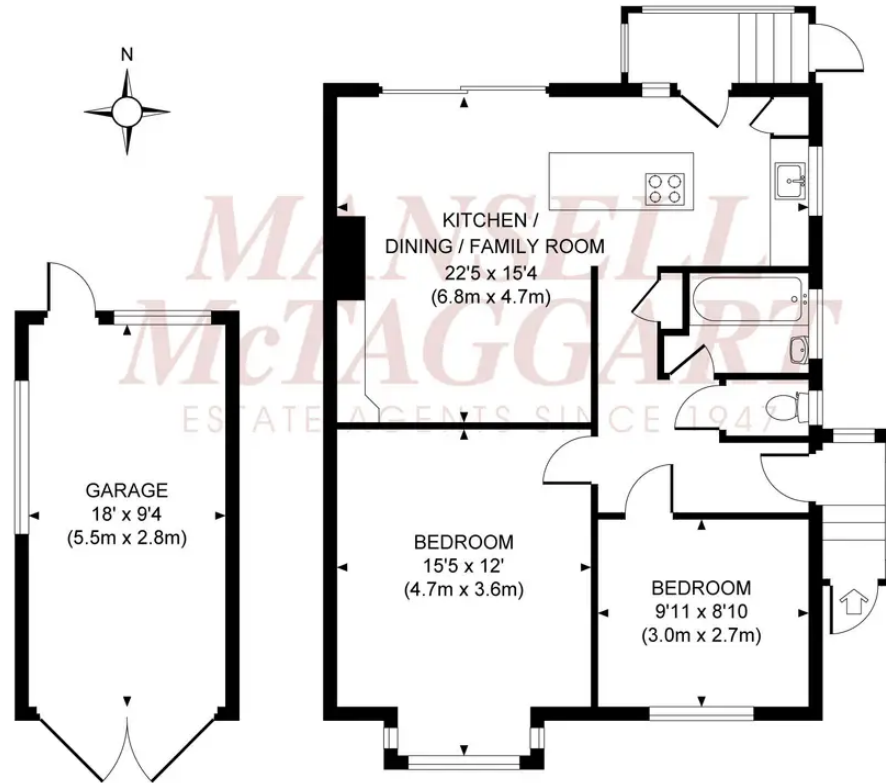
A particular feature is the L-shaped full width kitchen/dining/family room refitted and remodelled in 2022. Window to the side, door to the rear lobby and sliding patio doors to the garden. The kitchen has been tastefully refitted to include a central island with seating for 4 people. Integrated appliances include an oven, an electric hob, a dishwasher, a washing machine and a fridge/freezer.

Outside a long private driveway with double gates leads to the detached garage with pedestrian door. The north facing 80' x 33' rear garden is laid to 2 areas of lawn with a central border and a patio that abuts the garage. Apple tree, outside tap. The whole is surrounded by mature hedging providing a good degree of seclusion.

Benefits include gas fired central heating (the modern Glow-worm combination boiler is located in the cupboard in the hall), most rooms have been replastered.



Approximate Gross Internal Area  
706 sq ft / 65.6 sq m  
Approximate Gross Internal Area Outbuildings  
166 sq ft / 15.4 sq m  
Total Gross Internal Area 872 sq ft / 81.0 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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