



**MANSELL
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48 Maple Drive, Burgess Hill, West Sussex RH15 8AW

£325,000 Freehold



48 Maple Drive

A particularly spacious 3-bedroom end of terrace house in need of modernisation, pleasantly situated with a good frontage overlooking an area of green with mature hedges and trees. The property was built in 1976 and is ideally located close to local schools, a parade of shops and Wivelsfield mainline station.

- Entrance Hall
- Dual Aspect Lounge/Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Rear Garden
- Vacant Possession
- Requires Modernisation
- Council Tax Band C
- EPC Rating C



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The accommodation includes a generous entrance hall with stairs rising to the first floor. The dual aspect lounge/dining room is a generous size with deep walk in understairs storage cupboard and sliding door leading to the garden. The kitchen has been fitted with wood effect units with black laminate worktops with space for domestic appliances.

On the first floor there are 2 double bedrooms and one single bedroom with built in wardrobe. The bathroom has a white suite and separate cloakroom/w.c which could be opened up to make one large bathroom if desired.

Outside the long front garden is laid to lawn. The north facing 52' x 17' rear garden has a full width paving slab patio abutting the house with the remainder laid to lawn divided by a central pathway leading to the rear gate. Metal shed and borders, fully enclosed by panel fencing. Outside tap.

Parking is available and located in a layby to the front of the property on a first come first serve basis.

Benefits include gas fired central heating (the combination boiler is located in the kitchen) and uPVC framed double glazed windows



Burgess Hill, West Sussex, RH15

Approximate Gross Internal Area = 968 sq ft / 89.9 sq m

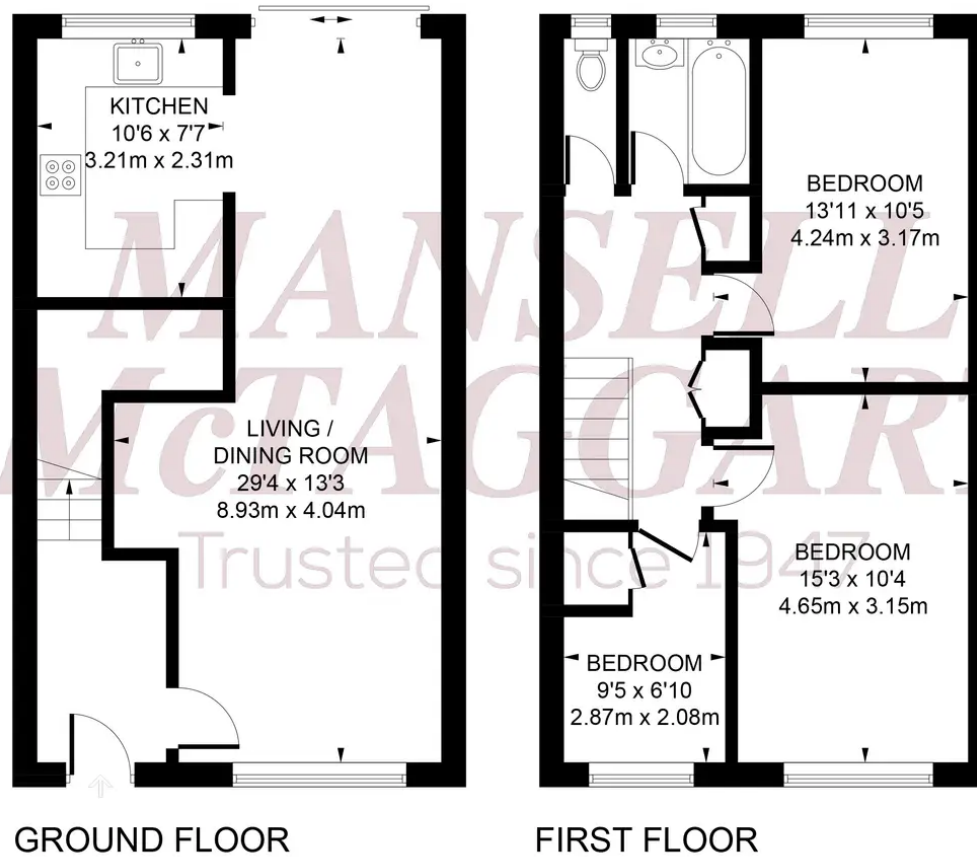


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1030183)

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