



**MANSELL
McTAGGART**
Trusted since 1947



39 Mocatta Way, Burgess Hill, West Sussex, RH15 8UR

£320,000



39 Mocatta Way

Burgess Hill

A 2 bedroom terrace house with a secluded rear garden presented to the market with no ongoing chain. The property was built by Prowting Homes around 1997, situated in this small close within walking distance of St Pauls Catholic College, Southway Junior School and the 'Woolpack' pub/restaurant.

The accommodation includes an enclosed porch with a cloakroom, glazed panelled door leads into the dual aspect living/dining room with feature electric fire, stairs to first floor and useful understairs cupboard, double doors open to the rear garden. An archway leads to the kitchen with appliances including a Bosch washing machine, integrated electric oven and gas hob and a tall fridge freezer.

On the landing there is a hatch to loft space and airing cupboard. There are 2 bedrooms both with built in wardrobe cupboards and a bathroom.



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Outside the frontage is laid to hardstanding. The north west facing garden is approximately 42' x 15' which is laid to patio with an outside tap, path leads to timber shed, electric awning. The remainder is laid to lawn and enclosed by fencing. Parking for one vehicle to front of garage in a block (middle one of the three).

Benefits include gas fired central heating (the Ideal boiler is located in the Kitchen), and uPVC framed double glazed windows.

Council Tax band: C

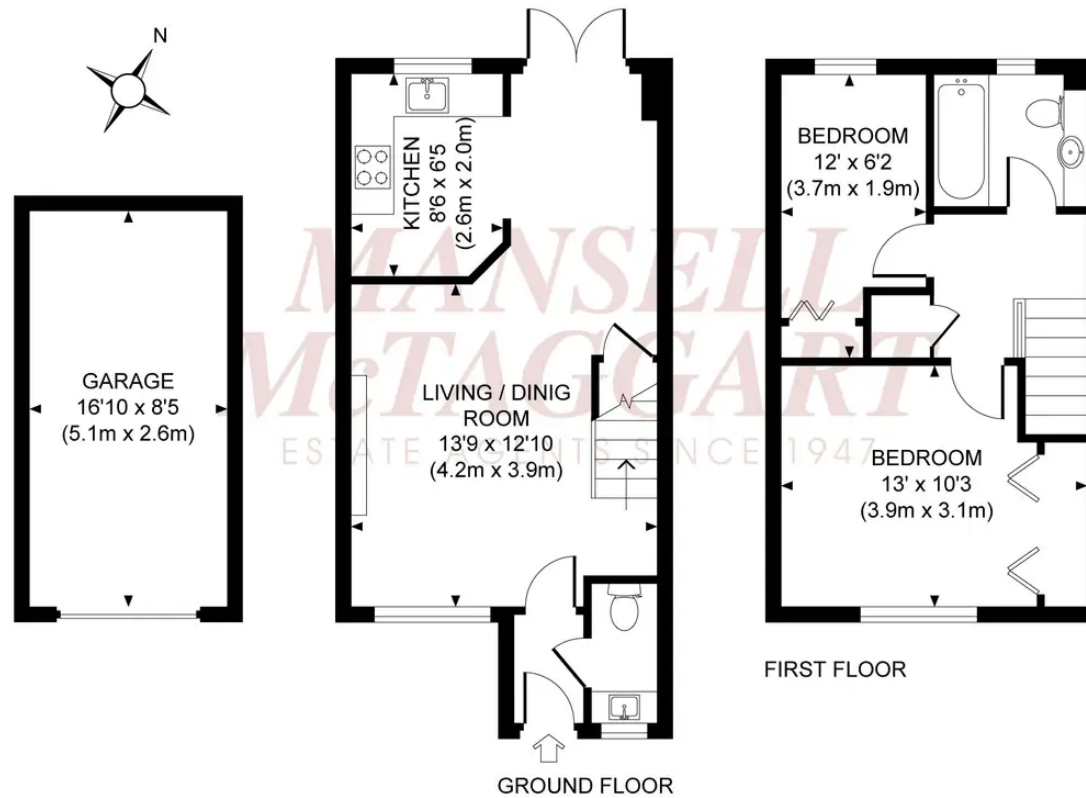
Tenure: Freehold

- Entrance Porch
- Living/Dining Room
- Kitchen
- Bathroom
- North/West Facing Rear Garden
- Hardstanding for Parking
- Garage in a block of 3
- EPC Rating D



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Approximate Gross Internal Area
614 sq ft / 57.0 sq m
Approximate Gross Internal Area Outbuildings
140 sq ft / 13.0 sq m
Total Gross Internal Area 754 sq ft / 70.0 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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