



**MANSELL
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3 Manor Close, Burgess Hill, West Sussex, RH15 0NN

£415,000



3 Manor Close

Burgess Hill

An exceptionally well presented 3/ 4 bedroom semi detached chalet bungalow having undergone a COMPLETE MODERNISATION PROGRAMME over the last 4 years to include a loft conversion. The property benefits from ample parking, a garage and a good size landscaped rear garden.

Conveniently situated in this small quiet close made up of similar properties and within easy walking distance of Manor Field Primary School, Wivelsfield mainline station and a parade of shops. The Town Centre is 1.2 miles away.

The accommodation includes an entrance hall with engineered oak floor and storage cupboard. The good size living room faces the front with fireplace and inset log burner. The study/ bedroom 4 also faces the front. The bathroom has been refitted with a quality white suite with fully tiled grey walls.

A particular feature is the kitchen/ dining room which spans the rear of the property with stairs to the 1st floor. Oak engineered floor and contemporary grey aluminium double glazed casement doors to the garden. The kitchen has been refitted with a good range of cupboards to include a Bosch five ring gas hob, a double oven and an integrated dishwasher.

On the first floor there is an eaves cupboard on the landing, there are 3 bedrooms and a luxury fitted family shower room.



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Outside, a private block paved hard standing provides parking for 2 cars. A shared driveway leads to a further private hard standing and to the garage with power and light.

A side gate opens to the north/ east facing 40' x 18' rear garden plus an area to one side. The paved patio abuts the property on 2 levels partially enclosed by sleepers. Artificial lawn, power and outside tap.

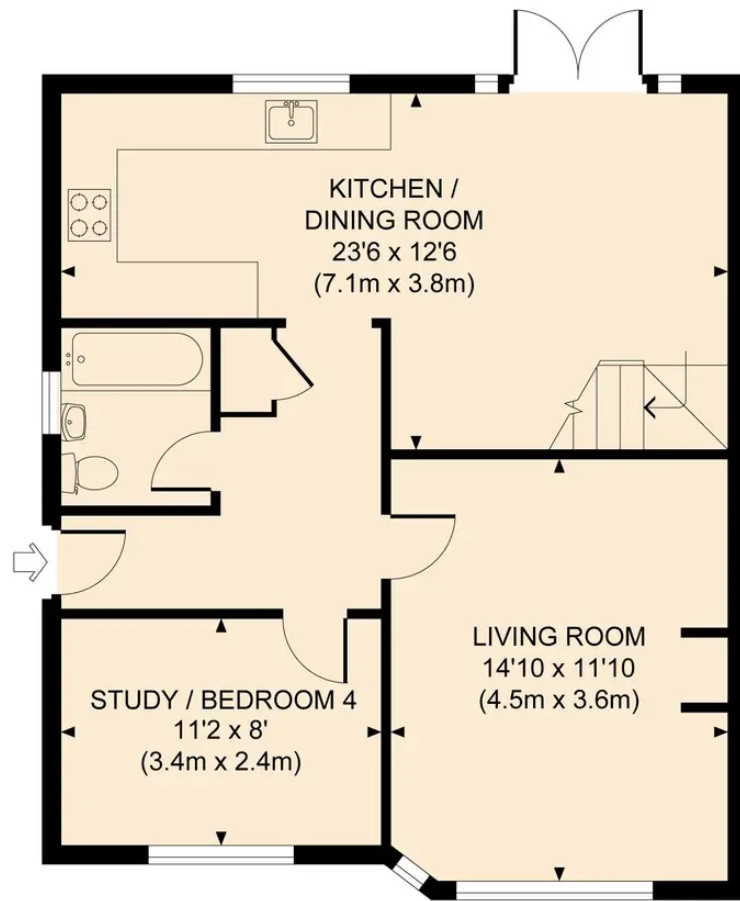
Benefits include gas fired central heating (The combination boiler is located in the shower room cupboard) and uPVC framed double glazed windows.

Council Tax band: C

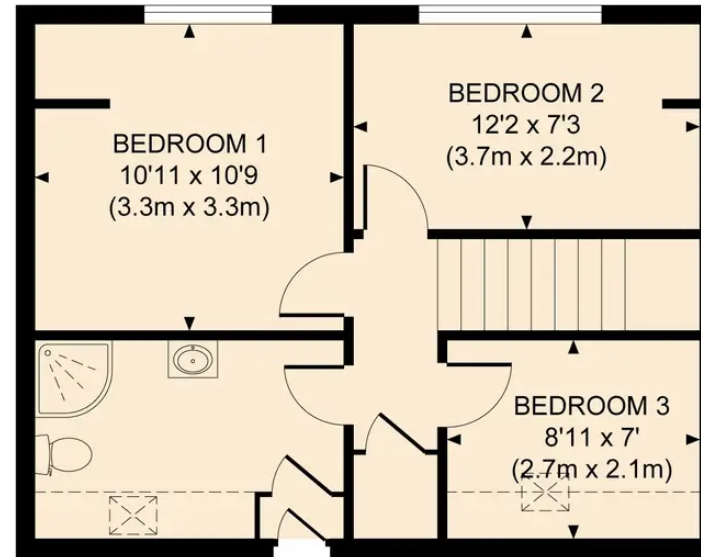
Tenure: Freehold

- Kitchen/ Dining Room
- Living Room
- Study/ Bedroom 4
- 3 First Floor Bedrooms
- Shower Room
- Private Hard Standing
- Garage
- North/ East Facing Rear Garden
- EPC Rating C





GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area
1048 sq ft / 97.3 sq m

Mansell McTaggart Burgess Hill

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