



**MANSELL  
McTAGGART**  
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**6 Livingstone Road, Burgess Hill, West Sussex, RH15 8QP**

**In Excess of £325,000**





## 6 Livingstone Road

Burgess Hill, West Sussex, RH15 8QP

A spacious and well presented 2 bedroom bay fronted Victorian terrace house, with ample space to extend if required STPP. The property is situated in this established residential area on the western side of town within easy walking distance of St Johns Park and the town centre.

The accommodation includes an entrance hall with stairs to the first floor, a bay fronted sitting room with feature cast iron fireplace and a separate dining room with window overlooking the garden. The kitchen is fitted with white gloss cupboards with a window and door to the rear garden.

On the first floor landing a loft hatch with ladder opens to a large insulated loft space. The bay fronted master bedroom has a cast iron fireplace. There is a further bedroom and a particularly large bathroom fitted with a white suite with modern grey tiles.





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Outside, there is parking available in the road and the 61' x 16' east facing rear garden is laid to a paving slab patio with the remainder laid to lawn. Timber shed, outside tap and rear gate.

Benefits include uPVC framed double glazed windows and gas fired central heating (Worcester boiler new in 2023 is located in the kitchen)

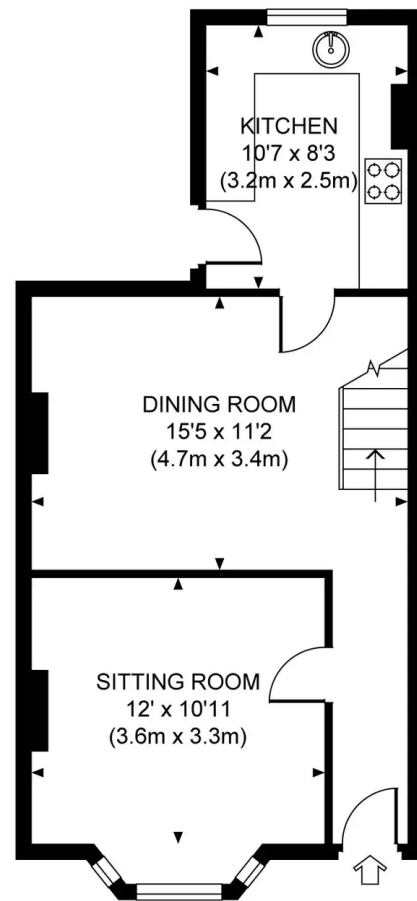
Council Tax band: C

Tenure: Freehold

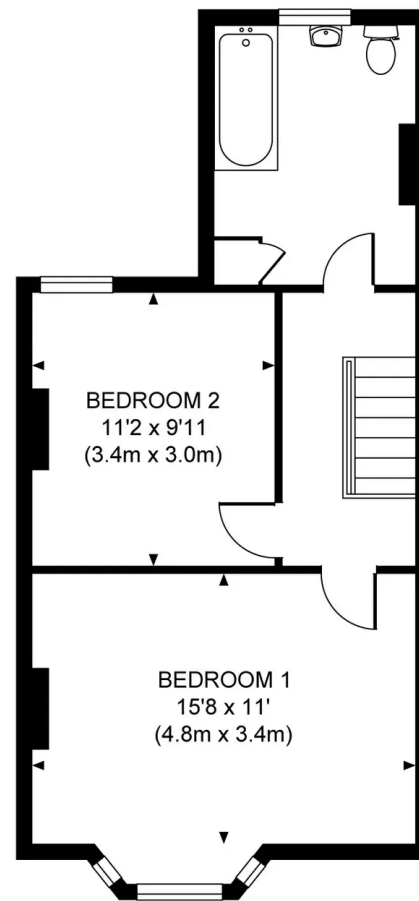
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- 2 Bedrooms
- Large Bathroom
- 61' Rear Garden
- Potential to Extend STPP
- Council Tax Band C
- EPC Rating D



Approximate Gross Internal Area  
898 sq ft / 83.4 sq m



GROUND FLOOR



FIRST FLOOR

## Mansell McTaggart Burgess Hill

Mansell McTaggart, 20 Station Road, Burgess Hill - RH15 9DJ

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