



**MANSELL
McTAGGART**
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44 Clifton Road, Burgess Hill, West Sussex, RH15 8US

£350,000



44 Clifton Road

Burgess Hill

A 2 bedroom end of terrace house built around 1997 situated in this quiet small select close with a south east facing rear garden and parking for 3 vehicles. The house is within easy reach of St Pauls Catholic College, The Triangle Leisure Centre and the motorway networks.

The accommodation includes an entrance porch with cloakroom, hallway with stairs to first floor with cupboard beneath. The kitchen overlooks the front fitted with white units complimented by granite work surfaces, herringbone vinyl flooring, integrated oven with induction hob, under counter fridge and freezer, slimline dishwasher. The living room is to the rear of the house with double doors leading to the garden.

On the first floor, the landing has hatch with pull down ladder to partly boarded and insulated loft space and an airing cupboard. There are 2 bedrooms both with built in wardrobe cupboards and a modernised bathroom fitted with a white suite having Aqualisa shower over the bath circular basin with cupboards under.



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Outside, the frontage is laid to plum slate with hedging to the front, attractive brick wall to side. There is parking for 3 vehicles and a side access gate leads to the south east facing 32' x 16' rear garden with decked area adjoining the house, path to timber shed and lawn area. There is a recently built **Home Office** with power, electric heating and sliding patio doors.

Benefits include gas central heating (the Glow Worm boiler is located in a cupboard within the kitchen) and uPVC framed double glazed windows.

Council Tax band: C

Tenure: Freehold

- Entrance Porch & Cloakroom
- Kitchen
- Living Room
- 2 Bedrooms
- Bathroom
- Parking for 3 Vehicles
- Home Office
- South East Facing Garden
- EPC Rating C



Clifton Road, Burgess Hill, West Sussex

Approximate Gross Internal Area = 53.9 sq m / 580 sq ft

Home Office = 7.1 sq m / 76 sq ft

Total = 61 sq m / 656 sq ft

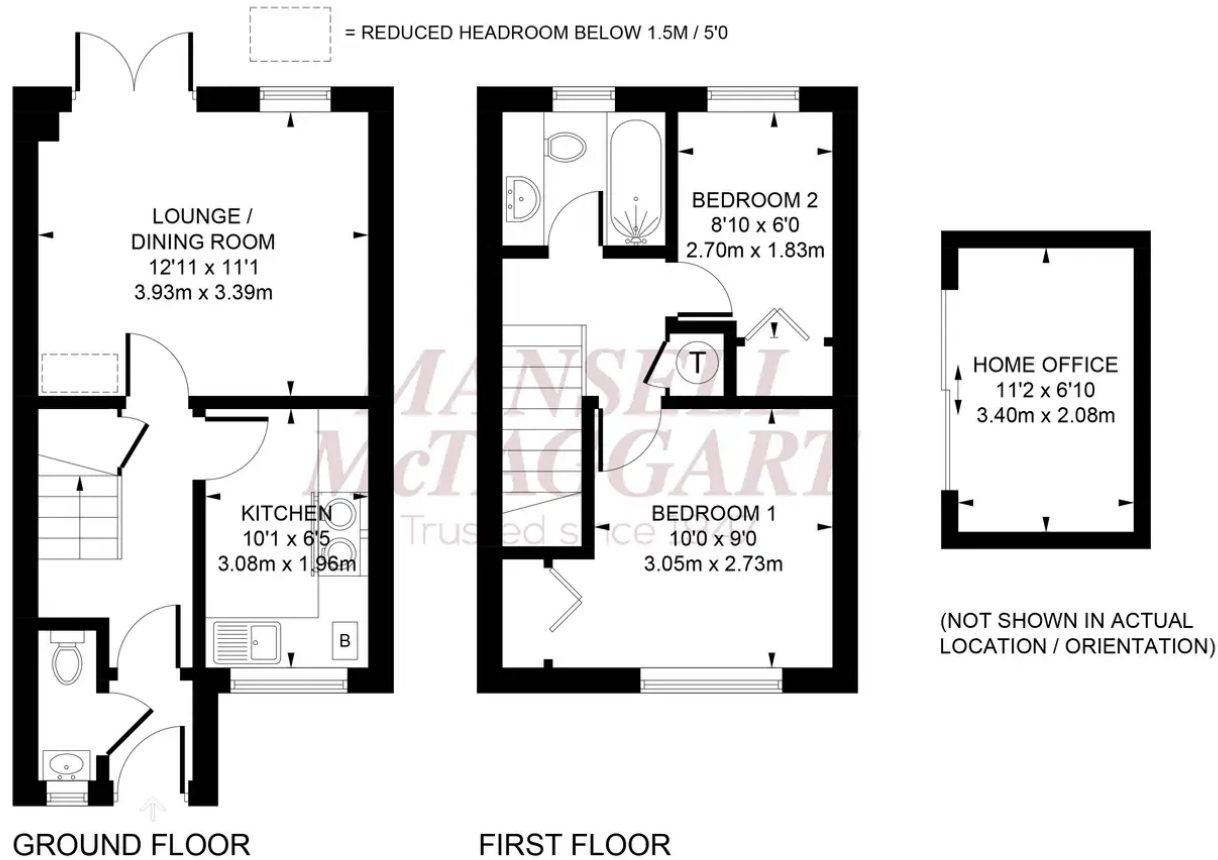


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1043473)

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