



**MANSELL  
McTAGGART**  
Trusted since 1947



**29 Clifton Road, Burgess Hill, West Sussex RH15 8US**

In Excess of **£385,000 Freehold**



## 29 Clifton Road

A 3 bedroom end of terrace house with a large rear garden, benefitting from a conservatory extension and a long driveway to a garage.

The property was built by Prowting Homes in 1997 and sits in the far corner of this popular close. St Pauls Catholic College and Southway Junior School are both within easy walking distance as are a selection of convenience shops and the Triangle Leisure Centre. The town centre is 1.5 miles away.

- Entrance Hall & Cloakroom
- Living Room
- Dining Room
- Conservatory
- Kitchen
- 3 Bedrooms & Bathroom
- Private Driveway & Garage
- Large Rear Garden
- Council Tax Band D
- EPC Rating D



## 29 Clifton Road

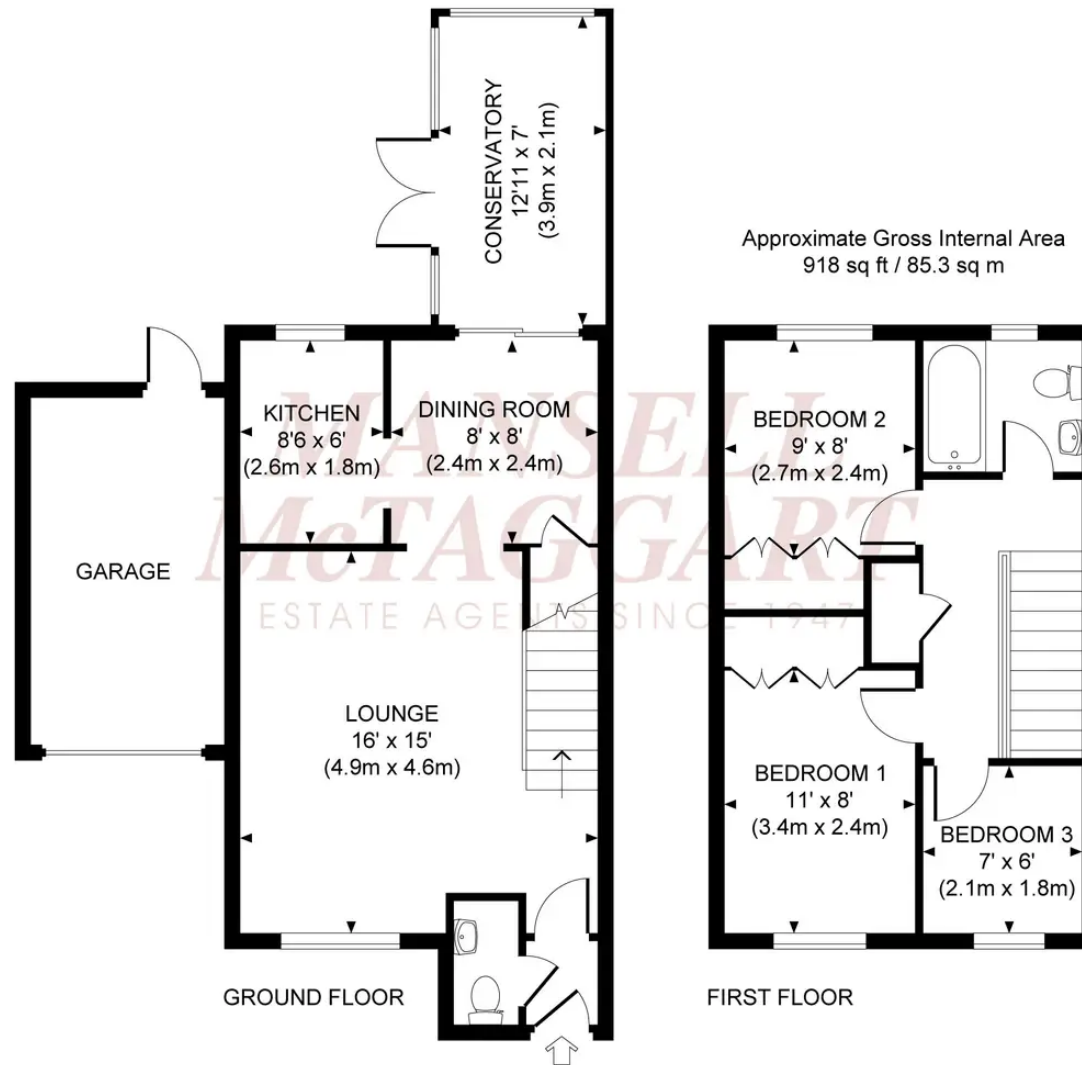
The accommodation includes an entrance hall with a cloakroom/wc leading off it. The living room faces the front with stairs to the first floor and an archway to the dining room which opens to the conservatory which has a fitted bar and a radiator enabling year round use. From the dining room there is an archway to the kitchen fitted with a good range of cupboards and integrated cooking appliances.

On the first floor there are 2 double bedrooms, a single bedroom and a bathroom.

Outside there is a long private driveway with further hardstanding in total providing parking for 3/4 cars. There is also a pitched roof garage with electric roller door and a pedestrian door to the north facing 60' x 25' rear garden. A large patio abuts the house with hot tub providing an ideal eating and entertaining area. A slope leads to a further level area laid to pebblestones. Timber shed, tap. There is woodland directly behind the house with Jane Murray Way beyond.

Benefits include gas fired central heating (the Ideal boiler new in 2021 is located in the kitchen) and uPVC framed double glazed windows.





## Mansell McTaggart Burgess Hill

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

01444 235665

[bh@mansellmctaggart.co.uk](mailto:bh@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/burgesshill](http://www.mansellmctaggart.co.uk/branch/burgesshill)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.