



**MANSELL
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3a West Street, Burgess Hill, West Sussex RH15 8NN

£385,000 Freehold



3a West Street

A well presented 3 bedroom end of terrace house **REQUIRING MODERNISATION** with the benefit of private parking and a wonderful 90' south facing rear garden. The property was one of only 6 built in 1932 and our vendor has been in residence for 50 years. There is excellent scope to extend if required.

Situated at the top of West Street within an easy walk of local schools, St Johns Park and the town centre. The mainline railway station is 0.7 mile away.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- 3 Bedrooms & Bathroom
- Shared Driveway, Hardstanding & Garage
- Large South Facing Garden
- Council Tax Band C & EPC Rating E



3a West Street

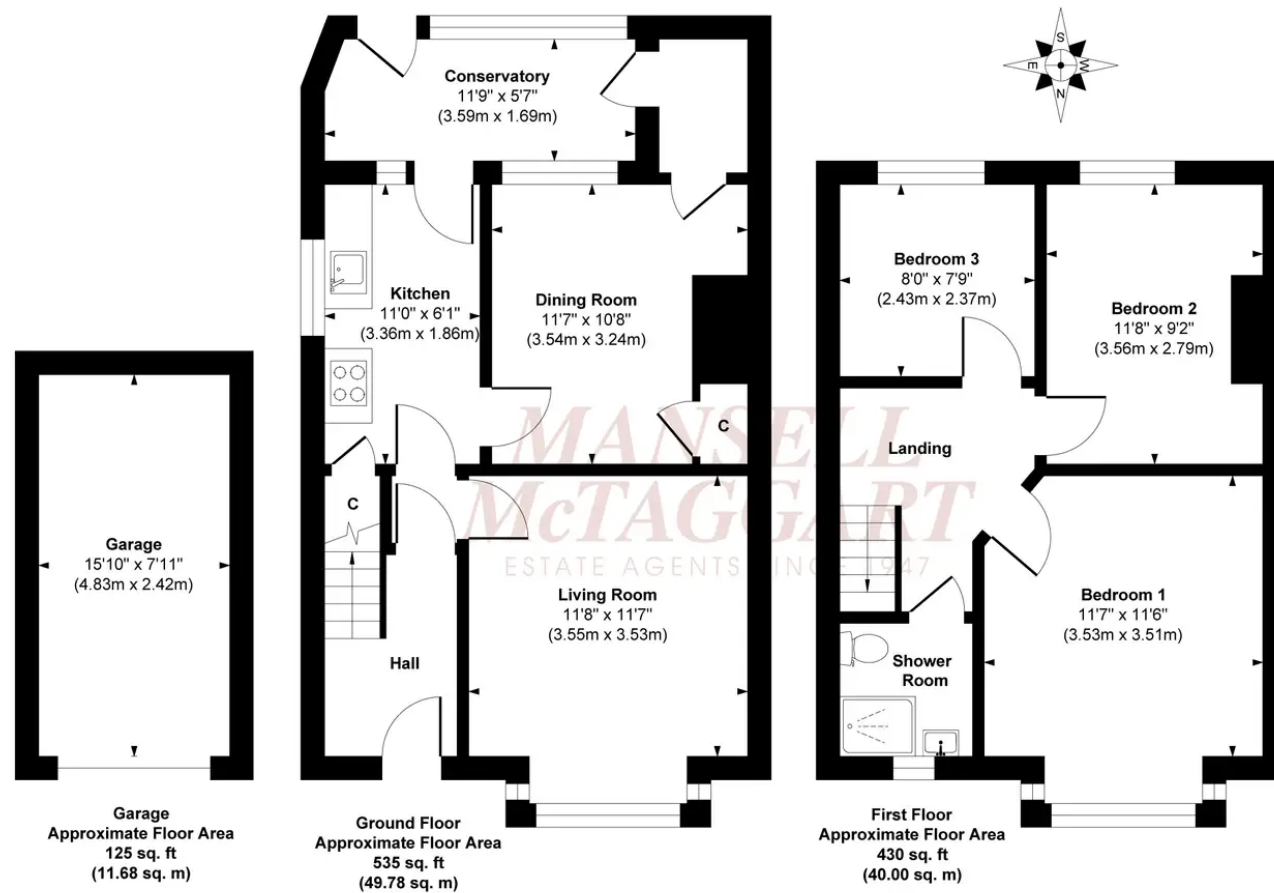
The accommodation includes an entrance hall with stairs to the first floor. The bay fronted sitting room faces the front and the separate dining room has a shelved cupboard one side of the chimney breast and a walk in cupboard. From the kitchen there is access to a double glazed conservatory with a door to a brick outhouse and a door onto the garden.

On the first floor the bay fronted master bedroom faces the front, there are 2 further bedrooms and a bathroom (currently with walk in bath/shower).

Outside, there is gated access to a private hardstanding with parking for 1/2 cars. A shared driveway leads to double gates which open to the detached garage and to the south facing 90' x 26' rear garden. A patio abuts the house with the remainder laid to a large expanse of lawn flanked by borders. Central stepping stone pathway, pergola, timber shed with patio behind, greenhouse.

The property benefits from uPVC framed double glazed windows and partial gas heating (the boiler is located in the kitchen).





Approx. Gross Internal Floor Area 1090 sq. ft / 101.46 sq. m(Including Garage)

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