



**MANSELL
McTAGGART**
Trusted since 1947



48 Bramber Way, Burgess Hill, West Sussex, RH15 8JX

£445,000



48 Bramber Way

Burgess Hill

A well presented and versatile 4/5 bedroom semi detached family home with the benefit of a garage conversion and a 2 storey extension to the side. There is a private driveway with parking for 3 cars and a pleasant well maintained rear garden.

The property was built in 1982 and our vendors have been in residence since 1997. Situated in this popular residential area only moments from Sheddingdean Primary School and a parade of shops to include a Co-op convenience store and a pharmacy. The town centre and mainline railway station are 0.9 mile away.

The accommodation includes an entrance hall with a study/bedroom 5 leading off it. The full length lounge/dining room is dual aspect with double doors to the garden and stairs to the first floor. The kitchen/breakfast room has been extended and is partially divided with a central archway. Window and double doors to the garden. The kitchen is fitted with a range of cream cupboards complemented by integrated cooking appliances.

On the first floor there are 4 bedrooms, 2 with built in wardrobes and a bathroom with a separate shower cubicle and underfloor heating.



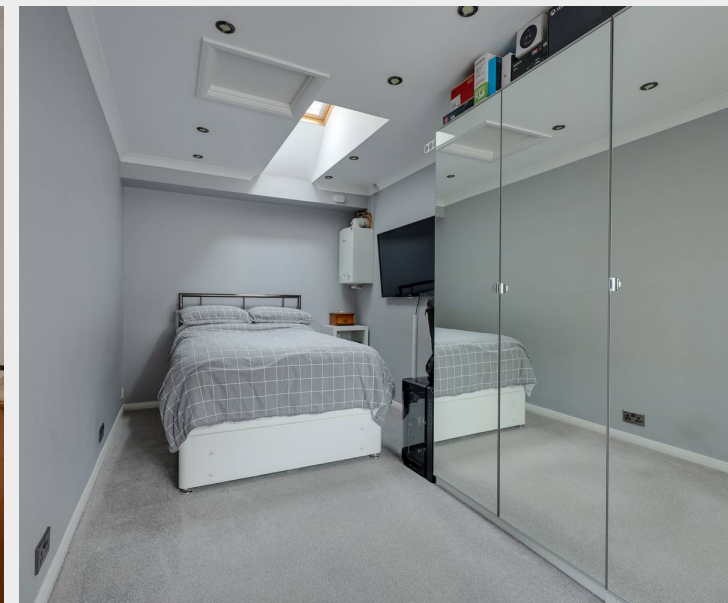
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Outside a private driveway provides parking for 2 cars, flanked by lawn with an outside smart 7kw EV charger. A side gate opens to the north facing 40' x 29' rear garden. A paved and timber decked terrace abuts the house with the remainder laid to 2 areas of lawn with a raised flower bed. Pathway to a further timber deck. Timber shed, outside tap.

Benefits include gas fired central heating (the Worcester boiler is located in the study/bedroom 5) and uPVC framed double glazed windows.

- Entrance Hall
- Study/ Bedroom 5
- Lounge/ Dining Room
- Kitchen/ Breakfast Room
- 4 Bedrooms
- Bath/ Shower Room
- Private Driveway
- Rear Garden
- Council Tax Band D & EPC Rating C



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Approximate Gross Internal Area = 967 sq ft / 89.9 sq m

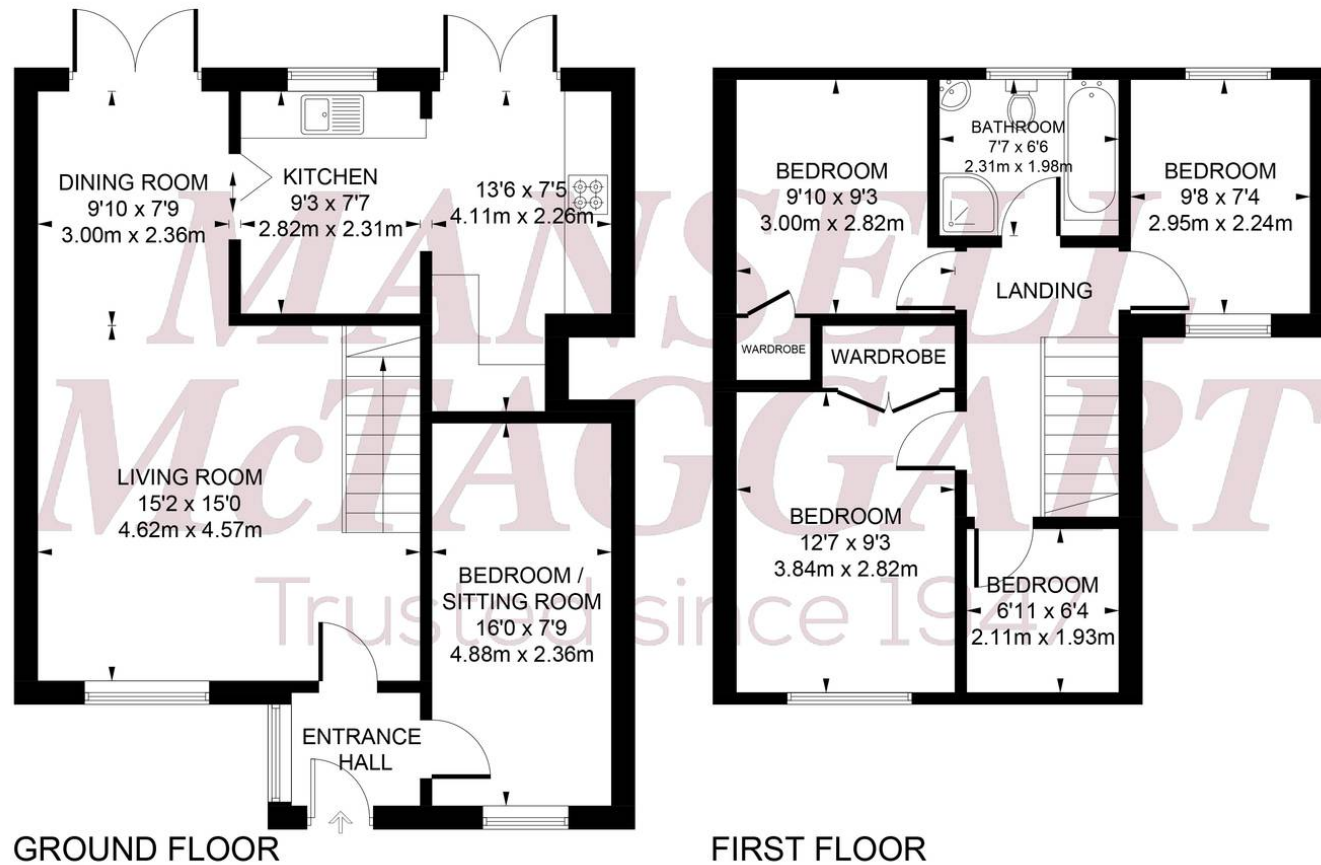


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1109903)

Mansell McTaggart Burgess Hill

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

01444 235665

bh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/burgesshill

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