



**MANSELL
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72 Curf Way, Burgess Hill RH15 0GE
£525,000 Freehold

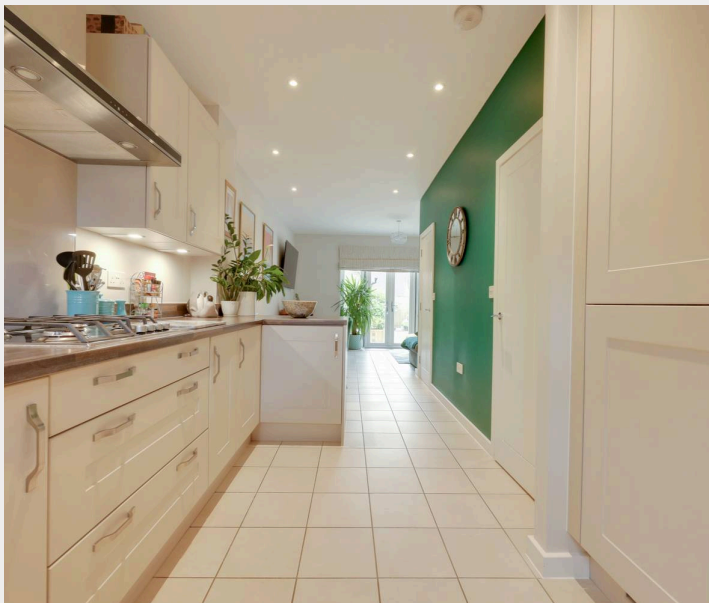


72 Curf Way

Neutrally decorated with matching grey carpets this 3 double bedroom end of terrace house is presented in excellent order, spanning 3 floors with a private drive to garage and an ease of maintenance landscaped south west facing rear garden.

The property is one of only 6 built to this design by Croudace Homes in 2020 and our vendors have been in residence since new. Forming part of the third phase built in Curf Way within an easy walk of a nature reserve, childrens play areas, a community centre and a Co-op store. Wivelsfield Station, schools and a selection of convenience shops are within an easy walk. The town centre and Burgess Hill mainline station are 1.2 miles away.

- Entrance Hall & Cloakroom
- Kitchen/Dining/Family Room
- First Floor Living Room
- Bedroom & Bathroom
- 2nd Floor Master Bedroom & Ensuite
- Guest Bedroom
- Private Driveway
- Garage
- South West Facing Rear Garden
- Council Tax Band E & EPC Rating B
- 5 Years of NHBC Warranty Remaining
- N.B The annual service charge for the development is approximately £300.



72 Curf Way

The accommodation comprises a wide entrance hall with stairs to the first floor and a cloakroom/wc leading off it. The dual aspect kitchen/dining/family room takes up the remainder of the ground floor with a deep downstairs cupboard and double doors to the garden. Fitted with a good range of cupboards complemented by an integrated double oven, gas hob, fridge/freezer, dishwasher and washing machine.

The living room is a particular feature located on the first floor with doors opening to a Juliet balcony and a fireplace with gas point (currently an electric fire). On this floor there is also a double bedroom and a bathroom.

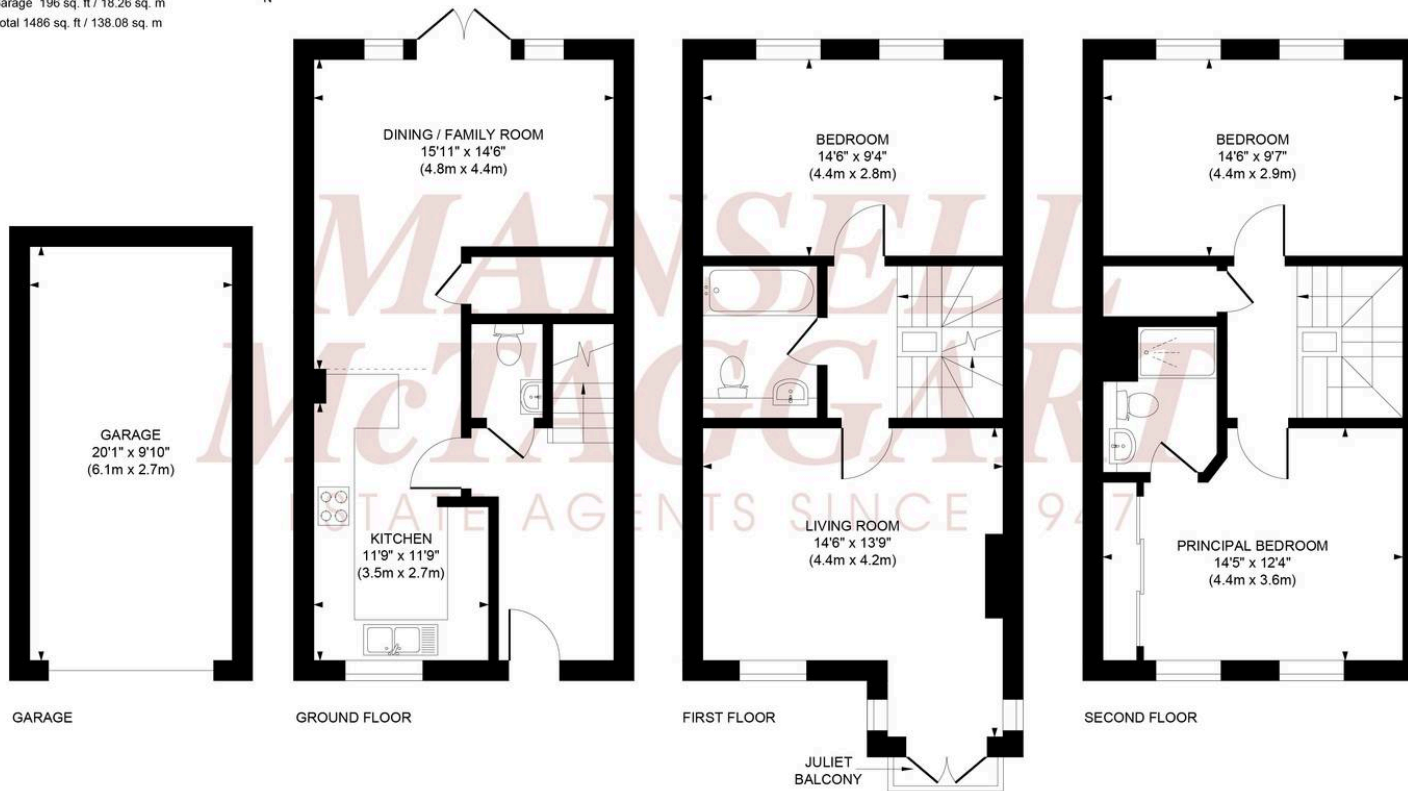
On the 2nd floor there is a deep linen cupboard and hatch to the loft. The master bedroom benefits from built in wardrobes and an ensuite shower room. There is also a guest bedroom (the linen cupboard could be altered to create an ensuite if required).

Outside a block paved driveway leads to the pitched roof garage with a pedestrian door. A side gate opens to the south west facing 38' x 16' rear garden PLUS a sheltered pebblestone and decked seating area behind the garage. The remainder is laid to patio, artificial lawn and pebblestone pathway. Raised fruit bed. The whole garden is well enclosed.

Benefits include gas fired central heating (the Ideal boiler is located in the kitchen), solar panels, FTTP (fibre to the premises) with Ethernet outlets in family room, living room and master bedroom and uPVC framed double glazed windows.



Approximate Gross Internal Area
Main House 1900 sq. ft / 176.47 sq. m
Garage 196 sq. ft / 18.26 sq. m
Total 1486 sq. ft / 138.08 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Burgess Hill

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