



St. Marys Road, Burgess Hill
£325,000

**Henry Adams**
estate agents

St. Marys Road

Burgess Hill

Henry Adams are delighted to present to the market this simply stunning two double bedroom mid terraced Victorian Home, situated in a popular residential location on the favoured Western side of Burgess Hill.

The property has been tastefully decorated and upgraded, and retains many traditional features and characteristics, whilst offering ideal space for a first time purchase.

Internally, the property benefits from an entrance area, leading onto a warm and inviting lounge, which features a stunning exposed brick fireplace and surround. This leads through to an inner hallway with stairs to the first floor with fitted storage underneath. There is also a stunning white suite family bathroom. This modern bathroom, benefits from both bath and shower facilities.

To the rear of the property, there is a beautifully presented kitchen / diner, complete with a range of integrated appliances, including a Butlers Sink. There is also further space for appliances and white goods, whilst offering an ideal space for dining, creating a fantastic social space. The kitchen leads through to a convenient utility room, providing further space for white goods and access to the rear garden.

On the first floor, there are two double bedrooms with the master situated at the front of the property, with a equally spacious second double bedroom to the rear, which has built in storage.









Externally, there is a well proportioned, enclosed rear garden, laid to decking with an area of artificial lawn. The property is ideally situated for access to a range of local shops, Fairfield recreation ground and Ofsted rated schools.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Entrance Hall

Lounge

Inner Hallway

Kitchen / Diner

Utility Room

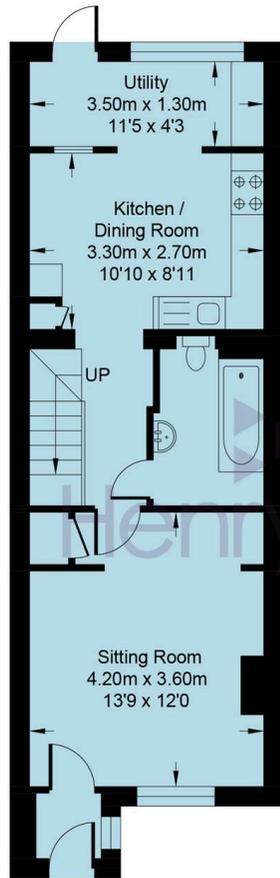
Family Bathroom

First Floor Landing

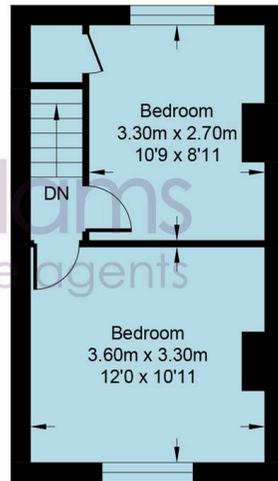
Bedroom One

Bedroom Two





GROUND FLOOR



FIRST FLOOR



St Marys Road

Approximate Area = 702 sq ft / 65.2 sq m

Total = 702 sq ft / 65.2 sq m

For identification only - not to scale



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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.