



## 2 Priory Road

Burgess Hill, West Sussex, RH15 9HB

**DUFFY  
&  
COMPANY**

**A very well presented three bedroom semi-detached house having been extended at the rear to provide bright and spacious accommodation together with a delightful 90' rear garden. *\*No ongoing chain\****

- Entrance lobby
- Dining/family room
- Re-fitted bath/shower room
- Garage
- Re-fitted cloakroom
- Lounge/dining room
- Good size attractive rear garden
- Gas central heating
- Kitchen
- Three bedrooms
- Block paved driveway
- u'PVC double glazed windows

Price: **£350,000** Freehold

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A lovely bright and well presented three bedroom semi-detached house being pleasantly situated in this popular residential location convenient for London Meed Primary School, The Burgess Hill Academy, Burgess Hill town centre and mainline station. 'Nightingale Meadow' popular with dog walkers is within a couple minutes walking distance. The property benefits from its own driveway, a re-fitted cloakroom and bath/shower room and enjoys an attractive good size rear garden. The house is well presented throughout and an internal inspection is highly recommended.

Burgess Hill has a population of around 30,000 and benefits from a busy town centre and covered shopping precinct with indoor market. The town is ideally located for easy access to Brighton (10 miles) and London (40 miles). There is easy access to the A/M23 and Gatwick Airport approximately 16 miles away. There are two mainline stations Wivelsfield and Burgess Hill both with an excellent service to London (Victoria 55 mins) and Brighton (20 mins). There is a good selection of state schools and the very popular Burgess Hill School for Girls.

uPVC double glazed door to entrance lobby with tiled flooring and uPVC double glazed door to hall with wood flooring, understairs recess and stairs to first floor. The re-fitted cloakroom has part tiled walls, tiled flooring, low level w.c., wash hand basin and uPVC double glazed window. The kitchen has wall and base cupboards and drawers. Inset four ring Zanussi hob with Hotpoint double oven under. Part tiled walls, tiled flooring, space and plumbing for washing machine and dishwasher. Space for fridge, uPVC double glazed window to rear, square opening to dining/family room. This room is triple aspect with uPVC double glazed windows to either side and casement doors to rear, personal door to garage. The good size double aspect lounge/dining room has fitted carpet, uPVC double glazed window to front and uPVC casement doors to rear. Gas coal effect fire with marble surround, inset and hearth.

Stairs with fitted carpet to landing with uPVC double glazed window to side, hatch with loft ladder to insulated roof space. There are three bedrooms with bedroom 1 having fitted double wardrobe cupboard. The lovely re-fitted bath/shower room has panelled bath with mixer tap and shower attachment, low level w.c., wash hand basin inset into vanity cupboard, corner shower cubicle with power shower, part tiled walls, tiled flooring, chrome ladder towel rail and uPVC double glazed window to rear.

### OUTSIDE

Front garden is laid to lawn with attractive shrub borders and hedging to side.

Block paved driveway leading to garage.

Garage has up and over door with power and light and wall mounted Glow worm gas fired combination boiler.

Attractive rear garden being approximately 90' long with paved patio adjoining the house and path to side access gate. Lawn area with well stocked, mature and attractive shrub borders and beds. Raised vegetable beds, garden shed, and laurel hedging to rear. Wood panelled fencing to sides. The garden is secluded at the rear.

**Council Tax: Band D (£1,636.16 2017/18)**

**Ref: 4999**





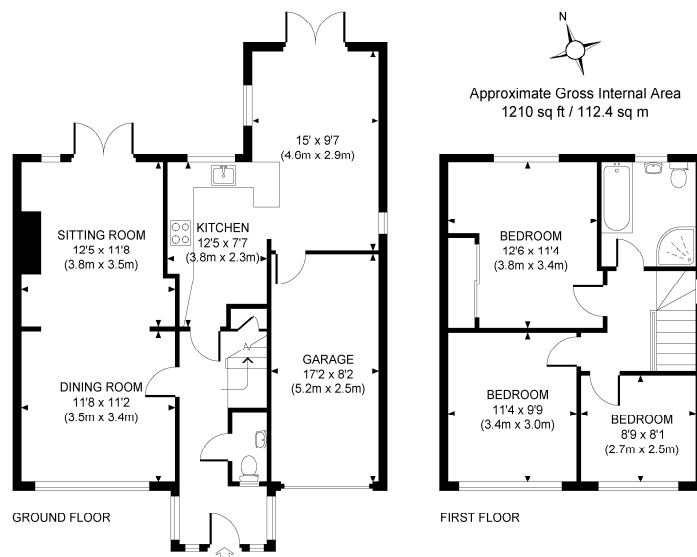






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note - 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (unless otherwise stated). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.