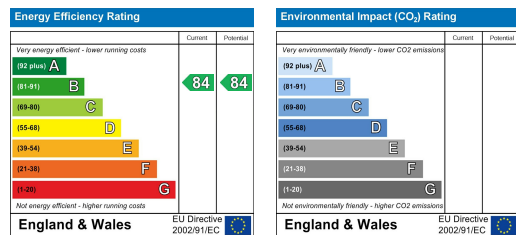


TOTAL FLOOR AREA: 1182 sq.ft. (109.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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205 Lower Church Road, Burgess Hill, West Sussex, RH15 9AA

Price £329,950 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



www.psphomes.co.uk

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One of 4 Victorian styled townhouses, built in 2014 by Cross Construction located in the centre of Burgess Hill, The interior is of a high specification throughout and has been designed to combine both a contemporary feel and period architectural features. The accommodation is presented over three floors and briefly comprises, entrance hall with cloakroom, living room with french doors opening onto the rear garden, a modern fitted kitchen, four good size bedrooms and both a luxury bathroom and separate shower room. The rear garden enjoys a south facing aspect whilst further attributes include gas central heating, double glazing and the balance of the NHBC warranty.

This fine home is located in Lower Church Road adjacent to St Johns Park and the property is very conveniently located to both the town centre and main line station which are within a comfortable walk. Excellent private and state schools are easily accessible. The A23 link road and Triangle Leisure Centre are approximately one mile distant. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

INTERNAL VIEWING IS HIGHLY RECOMMENDED, STRICTLY BY APPOINTMENT.

Front door to the entrance hall

ENTRANCE HALL
With wood flooring. Radiator. Staircase to the first floor.

LIVING ROOM 16'8 x 11'
With wood flooring. Double glazed French doors onto the rear garden. Two radiators. Understairs storage cupboard.

KITCHEN 12' x 6'10
Fitted with a comprehensive range of wall and floor units complemented with ample worksurfaces and tiled splashbacks. Fitted oven, hob and cooker hood. Stainless steel sink unit. Integrated dishwasher. Space and services for appliances. Double glazed window to the front. Wood flooring

CLOAKROOM
Suite comprising, low level wc and wash hand basin. Radiator. Deep cupboard housing the gas fired boiler.

FIRST FLOOR
LANDING
Radiator. Staircase rising to the second floor.

BEDROOM ONE 12'10x 10'10
Double glazed window to the rear. Radiator.

BEDROOM THREE 10'10 x 10'6
Double glazed window to the front. Radiator.



BATHROOM
Suite comprising, panel bath with fitted shower, low level wc and wash hand basin. Tiled floor. Part tiled walls. Heated towel rail. Extractor fan.

SECOND FLOOR

LANDING
Radiator.

BEDROOM TWO 12'10 x 10'10
Double glazed window to the front. Radiator.

BEDROOM FOUR 10'10 x 7'6
Double glazed window to the rear. Radiator.

BATHROOM
Suite comprising, walk in shower, low level wc and wash hand basin. Part tiled walls. Tiled floor. Heated towel rail. Extractor fan.

OUTSIDE

FRONT
Small enclosed area of terraced garden

REAR GARDEN
Enclosed south facing rear garden with areas of artificial lawn and paved patio. Gated access to the rear.

COUNCIL TAX
Council tax band 'D' - £1976.20 for 2021/22.

