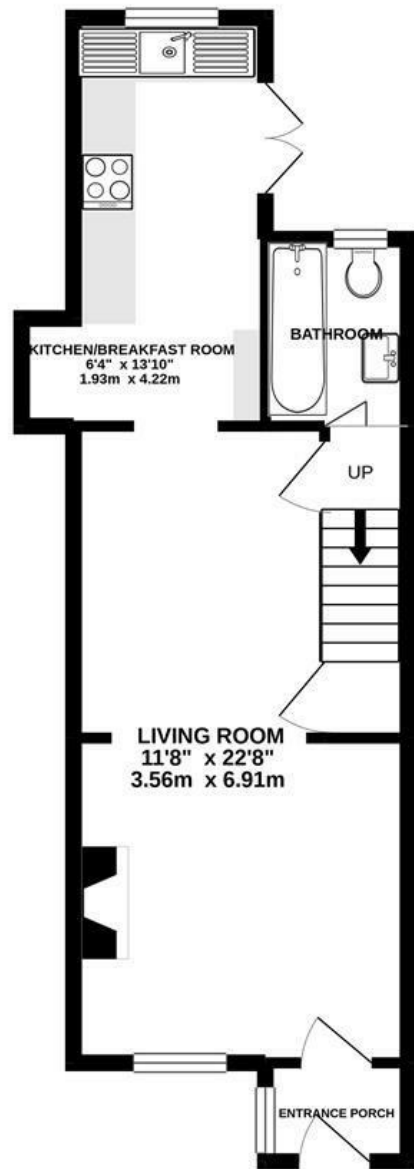
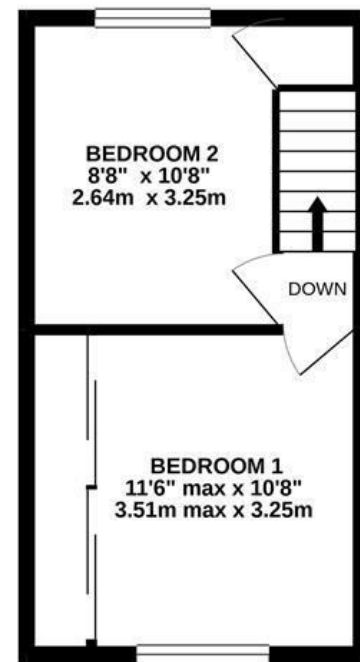


GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.

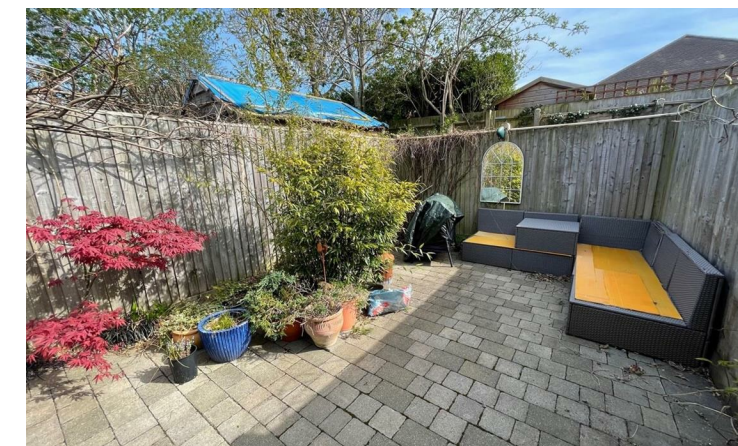
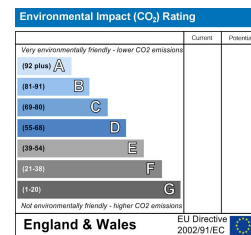
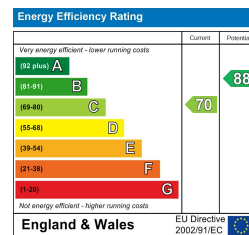


1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.2 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.
Made with Metropix ©2021.



23 St Marys Road, Burgess Hill, West Sussex, RH15 8NU

Price £299,950 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



23 St Marys Road, Burgess Hill, West Sussex, RH15 8NU

A delightful period cottage located in a very popular residential location. The property provides comfortable, stylish accommodation over two, floors that briefly comprises, entrance hall, living room divided as sitting and dining areas, a modern kitchen, inner hallway, a modern contemporary bathroom, and two double bedrooms. Outside is a small enclosed front garden and very attractive rear garden that is a particular feature. Further attributes include gas central heating and double glazing.

NO ONGOING CHAIN

St Marys Road is conveniently located in Burgess Hill offering easy access to the town centre with its wide variety of facilities including a Waitrose supermarket. Both main line railway stations are within striking distance, as are the Triangle Leisure Centre and the A23 link road. 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 Entrance Porch

ENTRANCE PORCH

Window to the side. Glazed door to the Living Room.

LIVING ROOM 22'8 x 11'8

Double glazed window to the front. Feature fireplace with exposed brick breast and fitted wood burning stove. Dining Area with space for table and chairs. Two radiators. Deep understairs cupboard housing gas fired boiler.

KITCHEN/BREAKFAST ROOM 13'10 x 6'4

Fitted with a comprehensive range of floor units complemented with eye level shelving. Double drainer stainless steel sink unit. Space and services for appliances. Breakfast bar. Double glazed window overlooking the rear garden. Double glazed French doors onto the rear garden.

INNER HALLWAY

Stairs rising to the first floor. Radiator. Door into the Bathroom.

BATHROOM

Modern contemporary suite comprising panel bath with fitted shower and screen, low level WC and wash hand basin. Tiled walls. Double glazed window with opaque glass. Underfloor heating.



FIRST FLOOR

LANDING

Doors to both bedrooms.

BEDROOM 1 11'6 into wardrobe x 10'8

Double glazed window to the front. Full width range of wardrobes with sliding mirror doors. Radiator.

BEDROOM 2 10'8 x 8'8

Double glazed window to the rear. Built in wardrobe cupboard. Hatch to the roof space.

OUTSIDE

FRONT

Neat areas of enclosed garden.

REAR

Attractively landscaped rear garden facing south. Areas of paved terrace relieved by planted borders stocked with mature plants and shrubs including a Wisteria. Seating areas. Gated access to the side.

COUNCIL TAX

Council Tax Band 'C' £1756.62 2021/22

