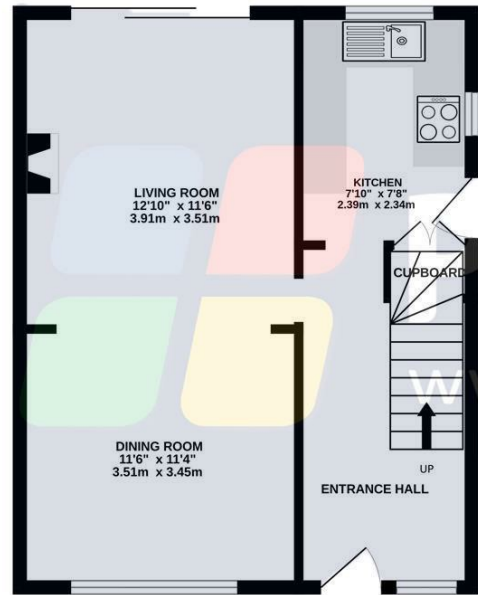
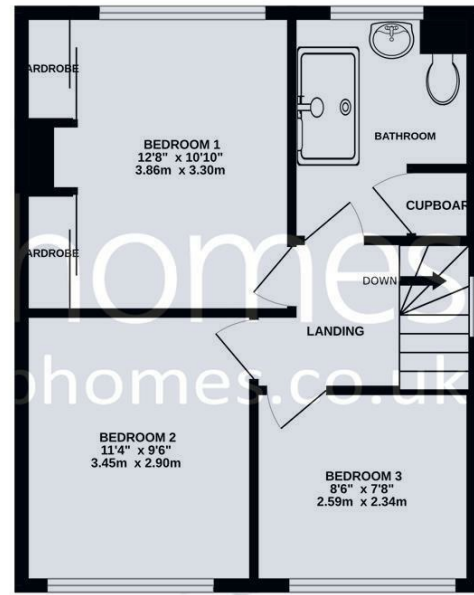


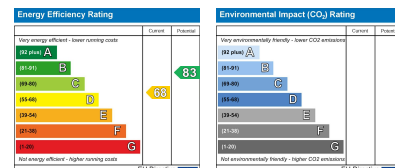
GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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43 Chanctonbury Road, Burgess Hill, West Sussex, RH15 9EX

Price £395,000 Freehold

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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.

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43 Chanctonbury Road, Burgess Hill, West Sussex, RH15 9EX

What We Like.

- * Situated in a most convenient position for town centre, main line station and schools.
- * Generous plot size.
- * Attractive rear garden with wooded aspect beyond
- * Front garden with space to provide additional off road parking.
- * New modern gas boiler fitted 2026
- * Close to open fields and countryside.

The House.

**** VACANT POSSESSION **** A light, spacious semi detached house positioned in a prime position within very popular Chanctonbury Road. Situated on a generous plot the property has the advantage of a good size rear garden with an attractive wooded backdrop as well as a deep front garden that sits the property away from the road. The accommodation is well proportioned throughout and highlights include the 24'4 dual aspect living room with patio doors that lead onto the rear garden and three double bedrooms. Although in need of some modernisation the property is presented to the market in clean and tidy order throughout and internal viewing is highly recommended.

The Ground Floor.

The ground floor comprises of a large entrance hall that leads onto the dual aspect living room. This is currently arranged with a dining room at the front and sitting room with patio doors onto the rear garden and feature fireplace. The kitchen is also accessed from the entrance hall. It provides a comprehensive range of wall and floor units as well as integrated appliances. There is a window enjoying views over the rear garden and a door that leads onto the side.

The First Floor.

The landing offers plenty of light and space and provides access to the three double bedrooms all of which are served by the family bathroom that provides a double enclosed shower.

Gardens and Parking.

The property sits on a generous plot with both front and rear gardens being of a good size. The rear garden is enclosed and has expanses of lawn relieved by mature plants, shrubs and trees. There is a paved patio adjoining the rear of the property as well as garden paths and gated access to the side and front. Beyond the garden is an attractive wooded aspect. The front garden area is mainly laid to lawn, there is a mature tree and various shrubs. A shared driveway to the side leads through to the single garage. There is ample room at the front to provide further off road parking by way of an extended driveway.



Location.

Chanctonbury Road is one of the most convenient locations in Burgess Hill. The mainline station is a five minute walk and provides regular services to London (Victoria/London Bridge in around 50 mins), Brighton (15 mins) and Gatwick International Airport (15-20 mins). The town centre boasts a Waitrose and Boots as well as a range of independent stores & boutiques, bars and restaurants – all in and around 'The Martlets' shopping centre and under a half-mile distance. Burgess Hill also offers a Tesco Superstore and Lidl. School wise, the house falls in to the London Mead primary school catchment area, which itself lies off Chanctonbury Road. For secondary education the catchment is Burgess Hill Academy. Despite having the convenience of a town centre location, you're not far from beautiful open countryside. Nightingale Meadows and Batchelors Farm Nature Reserve are a half-mile and the perfect spot for a muddy dog walk. Burgess Hill is surrounded by beautiful, historic Sussex villages include Ditchling, Hurstpierpoint and Hassocks, each have some lovely country pubs and gorgeous open countryside. By car, the A23 at Hickstead is easily accessed via Jane Murray Way and provides swift motorway links to the M23 and M25.

The Finer Details.

Tenure: Freehold

Title Number: SX19016

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast (up to 1000 mbps)

