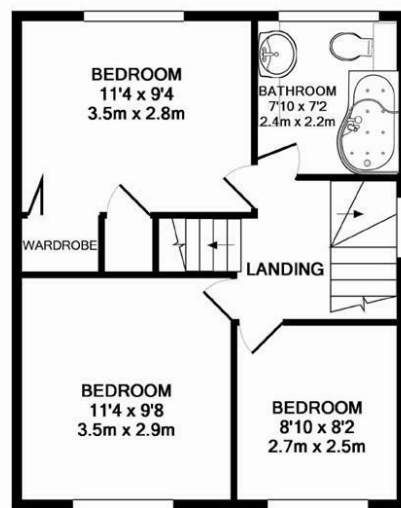
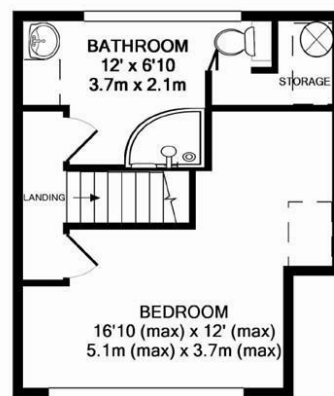




GROUND FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)

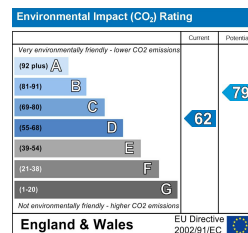
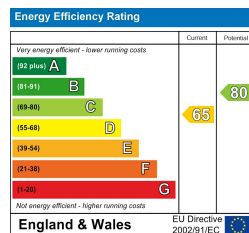


1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 269 SQ.FT.
(24.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1288 SQ.FT. (119.7 SQ.M.)
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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102 Chanctonbury Road, Burgess Hill, West Sussex, RH15 9EY

Offers In Excess Of £395,000 Freehold



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102 Chanctonbury Road, Burgess Hill, West Sussex, RH15 9EY

An extended four bedroom semi detached house located in a small close forming part of highly regarded Chanctonbury Road. This fine property provides very well appointed accommodation that on the ground floor comprises, entrance porch, entrance hall, through sitting and dining room, a modern double glazed conservatory and a modern kitchen. On the first floor are three good size bedrooms and a modern bathroom, whilst the second floor provides the main bedroom with separate shower room. To the outside is a very attractive, good size south facing rear garden. Further attributes include gas fired central heating, replacement double glazing and ample on street parking.

Chanctonbury Road is conveniently located in Burgess Hill and offers easy access to the town centre with its wide variety of facilities including a Waitrose supermarket. The main line railway station is 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.

ENTRANCE PORCH 7'6" x 5'6"

With replacement double glazed front door and two replacement double glazed windows with opaque glass. Strip laminate flooring.

ENTRANCE HALL

Radiator with decorative cover. Central heating thermostat. Understairs storage cupboard. Timber flooring. Staircase rising to the first floor.

DINING ROOM 11'6" x 11'2"

Replacement double glazed window to the front. Dado rail. Telephone point. Radiator with decorative cover. Archway through to the:

SITTING ROOM 12'6" x 11'6"

Feature fireplace with timber surround. TV aerial point. Radiator with decorative cover. Dado rail. Sliding patio doors onto:

CONSERVATORY 12'4" x 9'2"

Fitted with double glazed windows and French doors. Strip laminate flooring. Wall mounted electric heater.

KITCHEN 10'10" x 7'2"

Refitted with a comprehensive range of wall and floor units, complemented with ample worksurface and tiled splashbacks. Built in double oven, hob and cooker hood. Inset sink unit. Space and services for appliances. Tiled flooring. Replacement double glazed window overlooking the rear garden. Replacement double glazed door onto the side and rear. Tiled floor.

FIRST FLOOR

LANDING

Replacement double glazed landing window. Staircase rising to the second floor.

BEDROOM 2 11'4" x 9'8"

Replacement double glazed window to the front. Dado rail. Radiator.



BEDROOM 3 11'4" x 9'4"

Replacement double glazed window to the rear. Large built in airing cupboard. Built in double wardrobe. Radiator.

BEDROOM 4 8'10" x 8'2"

Replacement double glazed window to the front. Radiator. TV aerial point.

FAMILY BATHROOM 7'10" x 7'2"

Refitted suite comprising p-shaped shower/bath with fitted shower and screen, low level WC and wash hand basin with cupboards to side and below. Tiled walls and floor. Heated towel rail. Replacement double glazed window with opaque glass.

SECOND FLOOR

LANDING

With doors onto bedroom 1 and shower room.

BEDROOM 1 16'10" (max) x 12'0" (max)

Replacement double glazed window to the front. Dressing area with fitted wardrobes. Radiator.

SHOWER ROOM 12'0" x 6'10"

Suite comprising enclosed double shower, low level WC and wash hand basin with cupboards below. Built in storage cupboard. Tiled walls and floor. Radiator. Replacement double glazed window with opaque glass.

OUTSIDE

FRONT

Neat area of garden with pathway and gated access to the rear.

REAR GARDEN

A most attractive south facing rear garden being of a good size. Natural stone patio area abutting the property and leading to an area of level lawn relieved by beds and borders stocked with an array of mature plants, shrubs and trees. Brick paved pathway leading to a hardstanding to the rear of the garden with two timber sheds. Gated access to the front. All enclosed by close boarded fencing.

