

the floorplan...



An individual 5 bedroom extended detached character family home ideally situated within this small select residential road.

£675,000
Freehold

Roselands, 3 Upper St Johns Road,
Burgess Hill, West Sussex, RH15 8HB



more details from...

call: Burgess Hill: 01444 235665
email: bh@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

in brief...

- Entrance hall
- Cloakroom
- Family room
- Utility & store room
- Living room
- Refitted kitchen/dining room
- Five bedrooms
- Refitted bathroom & refitted shower room
- Private driveway and well enclosed south-west facing gardens
- Council Tax Band: G / EPC Rating: C



in more detail...

An individual five bedroom extended detached character home built in 1953 and much improved and modernised by the current owners from when they moved in, in 2007.

The property is situated in this select residential road almost opposite Marle Place Park and within a moment's walk of St Johns Park and the town centre.

The accommodation includes an entrance hall with cloakroom leading off it and a family room facing the front aspect. From this room there is a door to a utility room and store room (formerly the garage). The bright and spacious dual aspect living room has a bay window to the side and sliding picture window overlooking the rear. The flat plastered ceiling features ornate 1930's style coving. The large kitchen/dining room was refitted in 2008 with bi-fold doors opening to the rear garden, ideal for entertaining at any time of year. The kitchen has been fitted with cream and black gloss cupboards complimented by bamboo work surfaces and a central breakfast bar. Integrated appliances include a gas hob, a double oven, a microwave oven, a dishwasher and a fridge/freezer.

On the first floor the landing has a generous linen cupboard and a hatch to loft space. There are five bedrooms, three with built in wardrobes and bedroom 5 could easily be used a study. There is a large family bathroom refitted in 2008 and a separate fully tiled shower room with double size cubicle, also refitted in 2008.

Outside, a private driveway provides parking for 3/+ cars with timber shed and access either side of the house. There is a brick store with up and over door (formerly the garage). The L-shaped south/west facing rear garden measures 66' wide by 66' deep (max) shortening to 26'. A full width raised patio abuts the house with the remainder predominantly laid to lawn. A stepping stone pathway with pebble stone border leads to a jacuzzi. The whole is enclosed by borders, ornamental trees and varying hedges to include laurel, bamboo and evergreen, with a good degree of seclusion.

Benefits include double glazed windows, gas fired central heating (the Glowworm combination boiler is located in the utility room) and exposed wooden internal doors.



the location...

The property is located in the heart of Burgess Hill and stands amongst similar high quality properties of varied style and era. Burgess Hill town centre and mainline railway station is within a 5/10 minute walk away. St Johns Park is a stone's throw away and offers an extensive choice of leisure pursuits.

SCHOOLS

Sheddingdean Primary School 0.5 mile. St Wilfrids Catholic Primary School 0.8 mile. The Gattons Infant School 0.7 mile. The Burgess Hill Academy 0.6 mile.

N.B Please note that catchment areas need to be confirmed.

STATIONS

Burgess Hill Mainline Railway Station (London Victoria/London Bridge approximately 54 minutes & Brighton 15 minutes) 0.5 mile.

worth bearing in mind...

The property is ideally situated within this small select residential road within a moment's walk of two parks/recreation grounds and the town centre.

*A spacious five bedroom
family home with a
generous living room
and a fabulous refitted
kitchen/dining room
ideal for entertaining.*

