



THE OLD SCHOOL HOUSE, 24 PARK ROAD, BURGESS HILL, WEST SUSSEX

RH15 8ET

£1,050,000 Freehold

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



in brief points

The Old School House is a handsome twin bay fronted 4 bedroom Victorian detached house built of brick with rendered elevations in approximately 1863 having been substantially extended and improved over recent years and now benefiting from a LARGE SELF CONTAINED ANNEXE.

GROUND FLOOR: Entrance Hall – Drawing Room – Dining Room – Conservatory – Family Room – Kitchen/Dining Room – playroom/Study – Utility Room – Cloakroom

FIRST FLOOR: Master Bedroom – Dressing Room – Ensuite – 3 Further Double Bedrooms – Family Shower Room

ANNEXE: Kitchen – Living/Dining Room – Conservatory – Bedroom – Bathroom

OUTSIDE: Large Frontage – Private Driveway – 110' Rear Garden





in more detail.....

Although the property has been extensively upgraded, much of the original character remains such as open fireplaces, panelled doors, picture and dado rails and stripped floors. The property is located in the ever-popular Park Road Conservation area within easy reach of both Burgess Hill town centre and mainline railway station.

The accommodation includes a twin pillared large entrance hall with stairs rising to the first floor. The drawing room benefits from a square bay window and impressive cast iron fireplace with tiled inserts and hearth. From the drawing room, you access the double-glazed conservatory with a further set of double doors onto the rear garden. Opposite the sitting room, you have the dining room with a square bay window and cast-iron fireplace. An inner hallway opens into the kitchen/breakfast/family room.

The kitchen/breakfast/family room was refitted by the current owners in 2006 with hand crafted cream painted units, complimented by solid granite worktops. Integral appliances include; a gas fired AGA, dishwasher, 2 ring ceramic hob and a fan oven/microwave with grill. A stable door leads to the covered courtyard with double doors opening to the rear garden from the kitchen area. A wooden island acts as an additional worksurface or breakfast table.

The breakfast area opens onto the family area which benefits from a cast iron fireplace. The study/playroom has a cast iron fireplace and leads into the annexe and utility room, via an inner lobby. The utility room, which was formerly the garage has a vaulted ceiling with Velux windows and is fitted with matching cream hand crafted units. There is a cloak/shower room fitted with a white suite.

The annexe has its own private external entrance via the conservatory, inner lobby or through the front facing double doors off the utility room. The accommodation comprises a kitchen fitted by HKS with olive painted units, granite worktops and built in cooking appliances and an integrated fridge. There is a living/dining room with double doors leading to the uPVC double glazed conservatory with doors opening onto the garden. The double bedroom has built in wardrobes and an en-suite bathroom. The annexe is fully double glazed with uPVC framed windows. Outside, there is potential to create a private garden for the annexe, by fencing off the section directly in front of the conservatory.

On the first floor of the main house, there is a large landing with airing cupboard and a hatch to the loft space. The master bedroom has a large bay window, a dressing room with floor to ceiling wardrobes and ensuite shower room refitted by HKS, with a modern white suite. There are a further 3 double bedrooms with bedrooms 2 and 4 both benefitting from built in wardrobes and bedroom 3 enjoys a double aspect with views over the rear garden. The family shower room was refitted in 2017 by HKS with a large double shower, and twin wash basins inset into a vanity unit.



location...

Haywards Heath 4.4 miles (10 minutes)

Lewes 12.1 miles (25 minutes)

Hassocks 3.2 miles (12 minutes)

Hurstpierpoint 5.1 miles (12 minutes)

Brighton 10.7 miles (29 minutes)

Horsham 15 miles (28 minutes)

Crawley 13.9 miles (22 minutes)

SCHOOLS

London Meed Primary School 0.7 mile

St Wilfrids Catholic Primary 0.7 miles

Manor Field Primary School 1 mile

St Pauls Catholic College 1.7 miles

The Burgess Hill Academy 0.6 miles

Burgess Hill School for Girls 1.1 miles

Hurstpierpoint College 3.5 miles

Ardingly College 7 miles

Great Walstead 6.1 miles

Brighton College 11.3 miles

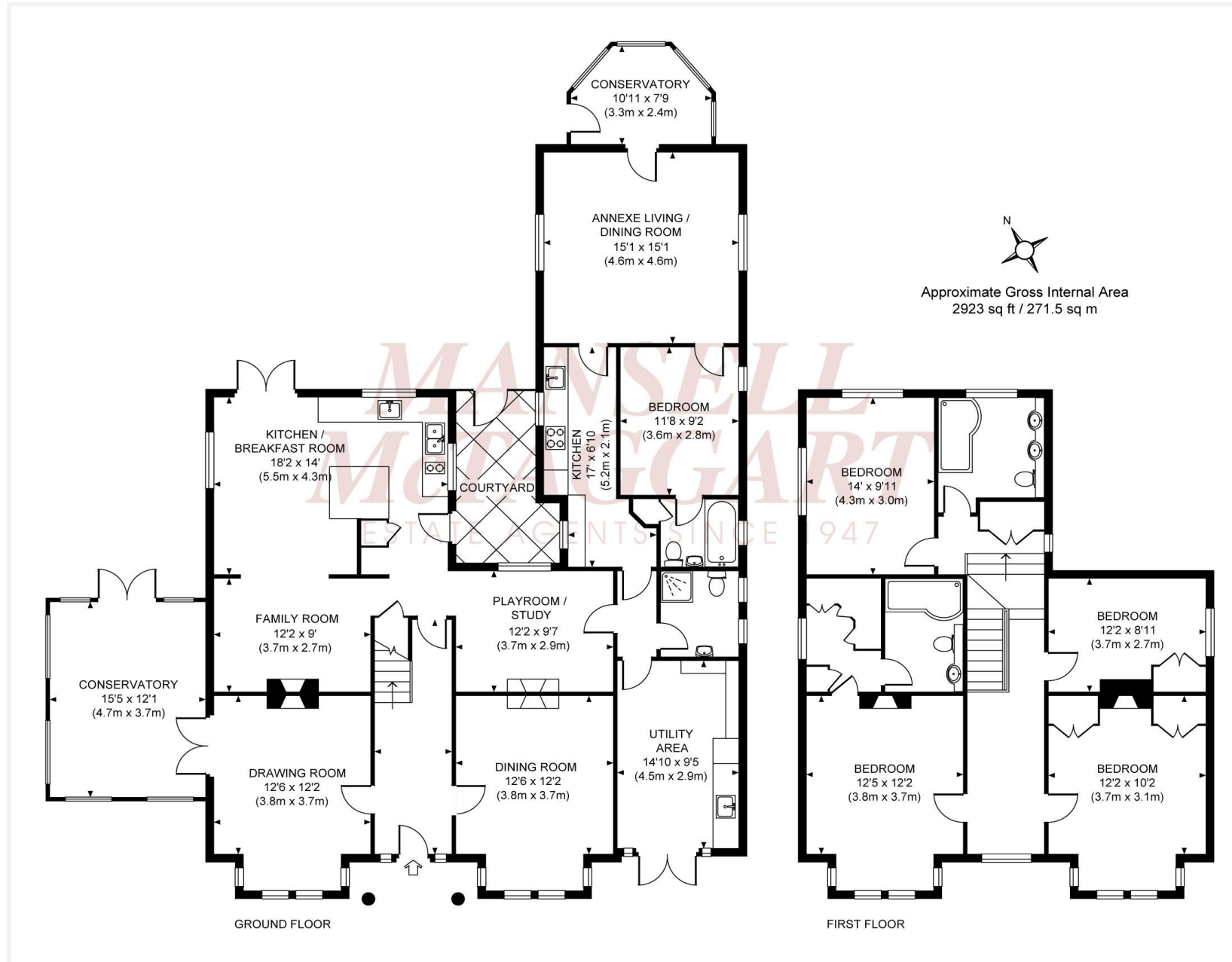
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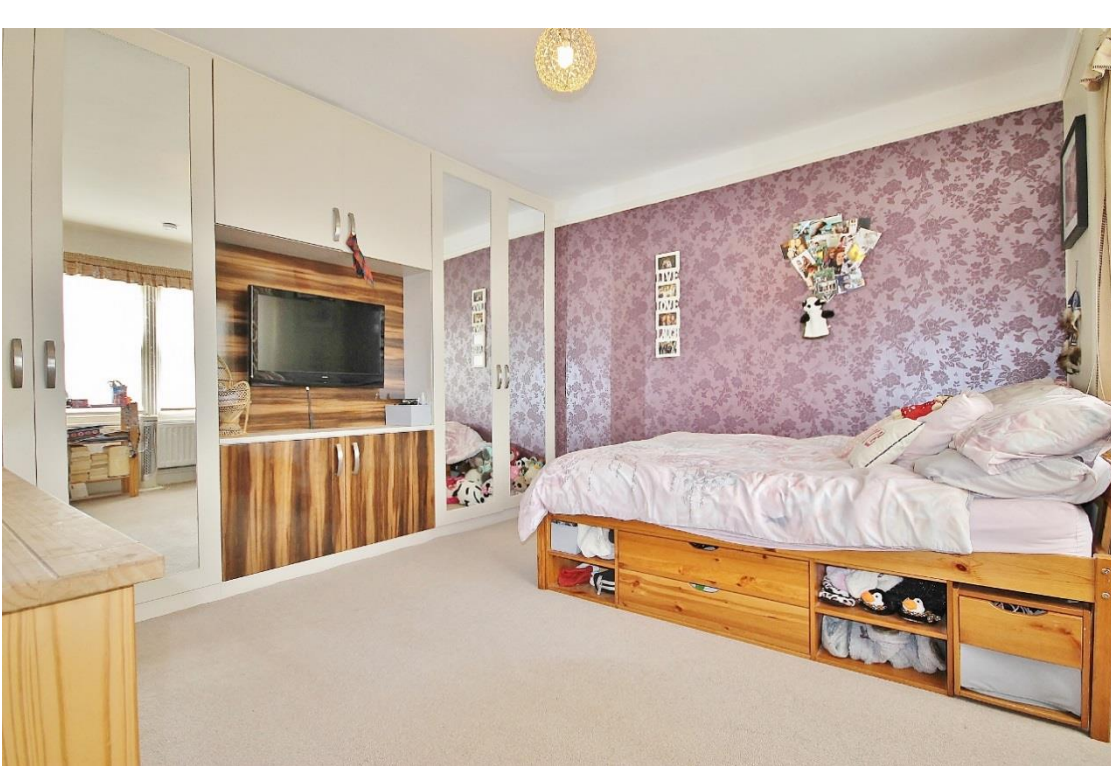
Burgess Hill Mainline Railway Station

(London Victoria/London Bridge approximately 54 minutes and Brighton 20 minutes) 0.5 mile

AIRPORT

London Gatwick 19.6 miles (24 minutes)





outside...

Outside, the front of the property is approached through wrought iron gates, which lead to the generous frontage, laid to block paving and surrounded by mature hedgerow. The driveway offers ample parking for numerous cars with access either side to the property into the 110' x 74' north facing rear garden. The rear garden is mainly laid to level lawn with a large patio, enclosed by panel fencing, shrubs and mature hedgerow. There are two sheds and 2 outside taps.

Benefits The property is partly double glazed and partly single glazed with sash windows.

Services

Gas fired central heating (the annexe has a separate boiler), mains water, electricity & drainage

Local Authority

Mid Sussex District Council Tax Band G & **EPC Rating D**



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.

more details from Mansell McTaggart...

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