



17 Dumbrills Close, Burgess Hill, West Sussex, RH15 8RR Price: £339,950 Freehold



A good size three bedroom semi-detached house situated in a close, convenient for Wivelsfield mainline stations, local shops and both Sheddingdean and Manor Field Primary School. *Vendor suited*

Part glazed u'PVC door to entrance hall with laminate flooring, stairs to first floor, cupboard concealing gas meter, electric consumer unit, understairs storage space, cloakroom with vinyl flooring, tiled walls, low level w.c., wash hand basin with cupboard under and window to rear. The sitting room is to the front of the house and has fitted carpet and large u'PVC window to front. Kitchen/dining room is of a spacious size with a good range of wall and base cupboards, tiled effect wood flooring, space and plumbing for washing machine and dish washer, space for cooker, wall mounted 'Glow Worm' boiler, u'PVC double glazed door and window to rear, part tiled walls, space for tall fridge/freezer.

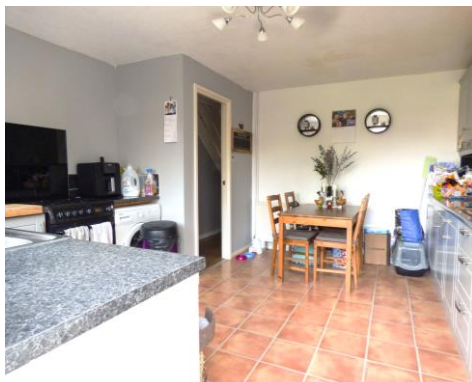
FIRST FLOOR

Stairs to first floor with hatch to insulated roof space with pull down ladder, airing cupboard housing hot water cylinder. There are three bedrooms all with fitted carpet, u'PVC double glazed window and radiator. Bedroom one has the benefit of fitted wardrobe cupboards with sliding doors. The bathroom/w.c. Is fitted with a white suite, vinyl flooring, fully tiled walls, radiator and u'PVC double glazed window to rear.

OUTSIDE

The rear garden has paved patio area, lawn area with hedging to rear, side access gate and garden shed.

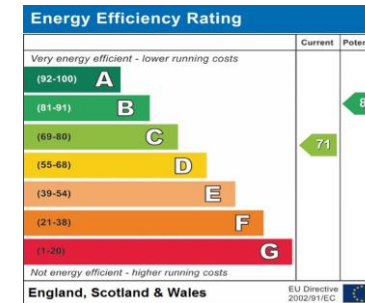
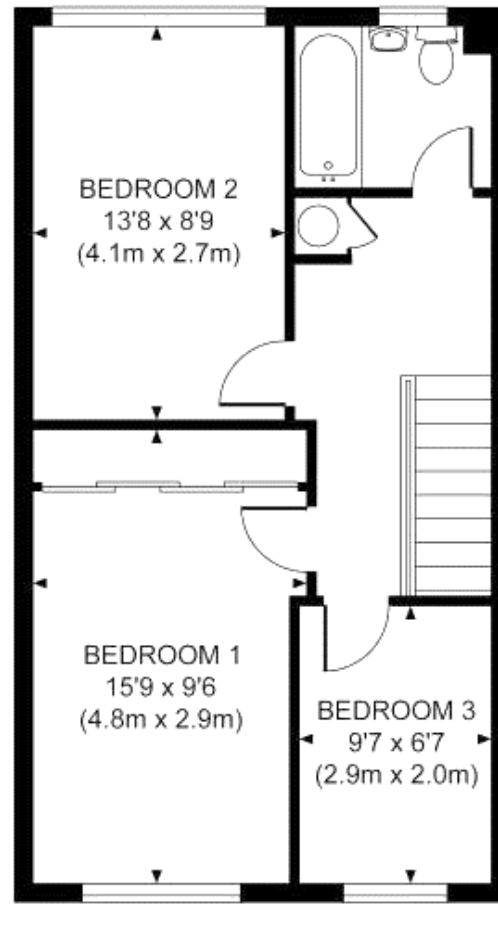
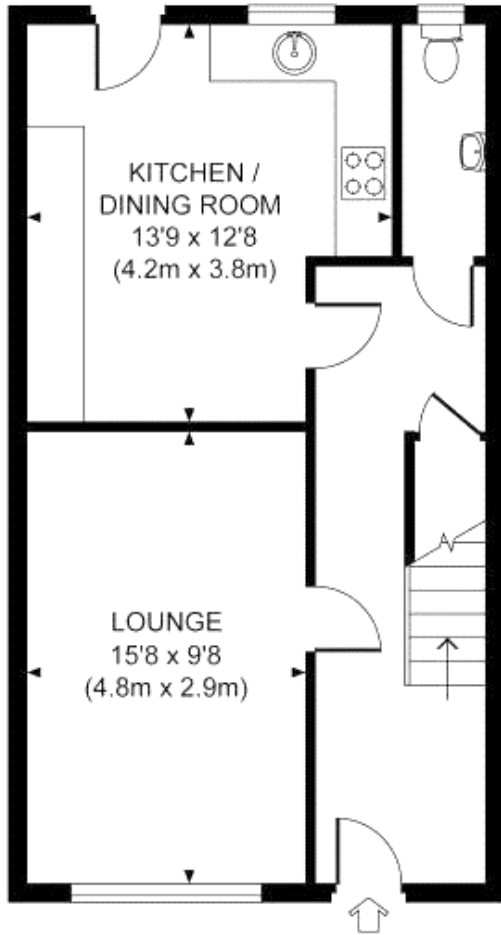
FRONT GARDEN is laid to decorative pebbles with conifer hedge to front, path to front door. **COUNCIL TAX:** Band C - £1,756.62p (2021-22)
Ref:



Burgess Hill has an expanding population of around 30,000 and benefits from a busy town centre and covered shopping precinct including a Waitrose, Boots and Iceland. There are plans for a major redevelopment project of the town centre in the near future. Out of town is a Tesco's Superstore and a Lidl. Local leisure facilities include the Triangle Leisure Centre, St Johns Park with its cricket pitch and tennis courts, a two screen cinema and a good variety of sports clubs. The town is ideally located for easy access to Brighton (10 miles) and London (40 miles). There is easy access to the A/M23 and Gatwick Airport approximately 16 miles away. There are two mainline stations Wivelsfield and Burgess Hill both with an excellent service to London (Victoria 55 mins) and Brighton (20 mins). Burgess Hill provides a good selection of schools including the highly regarded Burgess Hill School for Girls.



Approximate Gross Internal Area
937 sq ft / 87.0 sq m



PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note - 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (unless otherwise stated). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase