



All enquiries Ref: James Paterson



- Freehold two floor semi-detached house requiring modernisation
- Full vacant possession

#### Location:

The property is situated on Eastdale Road between its junctions with Manor Road and Northway. Public transport links include Burgess Hill and Wivelsfield mainline rail stations together with a network of local bus services serving the surrounding vicinity. Road links include the A273, A2300 A23. Shopping amenities can be found locally within Burgess Hill town centre with an extensive range of shops, bars and restaurants being found in Market Place Shopping Centre. Recreational pursuits can be found locally at the open spaces of St John's Park and Leylands Park.

#### Description:

Freehold non-standard construction semi-detached house arranged over ground and first floors requiring modernisation.

#### Accommodation:

First floor: Three bedrooms, bathroom/WC  
Ground floor: Reception room, kitchen/dining room  
Outside: Front driveway and rear garden  
Gross Internal Area (GIA): (Source: EPC) 72 sq m (775 sq ft)

#### EPC rating: D

#### Council Tax Band: A

#### Potential:

The property offers scope for extension to create additional accommodation, subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

