



**MANSELL
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23 Wheatsheaf Close, Burgess Hill, West Sussex RH15 8UT

£425,000 Freehold



23 Wheatsheaf Close

An immaculate 3-bedroom link detached house built by Prowting Homes in approximately 1996, benefitting from the addition of a quality conservatory. The house is situated in the far corner of this small close within a 5-minute walk of St Pauls Catholic College and the Triangle Leisure Centre.

- Entrance Hall & Cloakroom
- Kitchen
- Living Room
- Conservatory
- 3 Bedrooms
- Family Bathroom
- Private Driveway & Garage
- Rear Garden
- Council Tax Band D
- EPC Rating TBC



23 Wheatsheaf Close

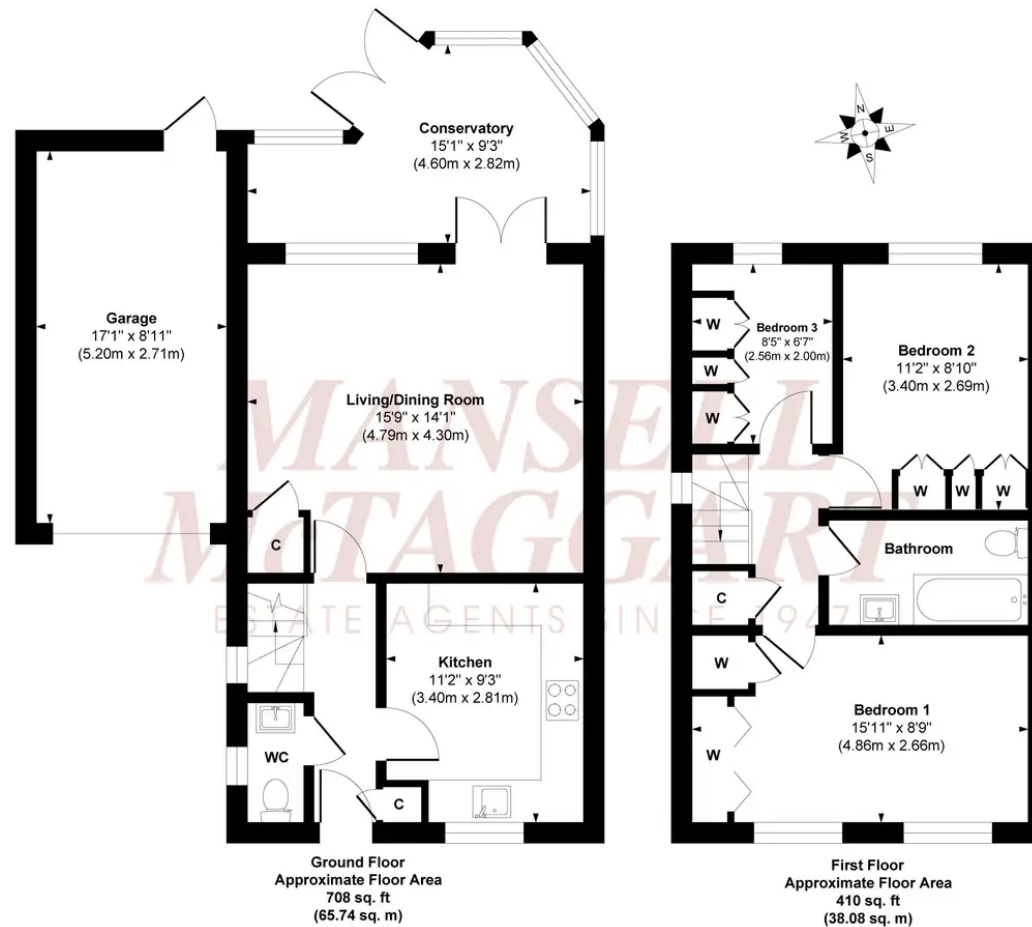
The accommodation includes an entrance hall with storage cupboard and stairs to the first floor, a cloakroom fitted with a white suite. The kitchen was refitted in 2016 with pale blue units and integrated 5-ring gas hob, extractor hood and double oven/microwave with a pyrolytic self cleaning feature. The good size living room opens onto the brick and uPVC framed double glazed conservatory currently used as a dining room with doors to the garden.

On the first floor there is a master bedroom with 2 windows to the front, a built-in double wardrobe, and a linen cupboard. There is a further double bedroom with built in wardrobes and a single bedroom (used as an office and dressing room). The bathroom was refitted in 2016 with a white suite and jacuzzi bath.

Outside a private driveway flanked by a lawned front garden leads to the attached garage with a personal door to the north facing 46' x 27' rear garden. The garden is mainly laid to lawn with a patio abutting the house, a 2nd circular paved patio and a further timber decked patio. Summerhouse and timber shed.

Benefits include gas fired central heating (the Vaillant boiler new in 2021, is located in the kitchen) and uPVC framed double glazed windows.





Approx. Gross Internal Floor Area 1118 sq. ft / 103.82 sq. m

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