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**24 London Road, Burgess Hill, West Sussex RH15 8QX**

**£550,000 Freehold**



## 24 London Road

An impressive 3 double bedroom extended semi detached house 1410 sq.ft presented with vacant possession and great scope to extend STPP. The property benefits from 3 reception rooms, a conservatory and a good size rear garden.

Built in 1890 the house has been in the same family since 1963. Situated in an elevated position just off London Road, close to all amenities with easy access to neighbouring villages, towns and the motorway network. The town centre and mainline railway station are a mile away.

The accommodation includes an entrance hall with stairs to the first floor, a deep cupboard beneath and a cloakroom/wc leading off it. A dining room faces the front with a breakfast room overlooking the rear garden, opening to a small kitchen with a door to the garden.



- Entrance Hall & Cloakroom
- Kitchen & Breakfast Room
- Dining Room
- Living Room
- Sitting Room & Conservatory
- 3 Double Bedrooms & Bathroom
- Private Driveway & Large Rear Garden
- Scope to Extend S.T.P.P
- Vacant Possession
- Council Tax Band E & EPC Rating E

## 24 London Road

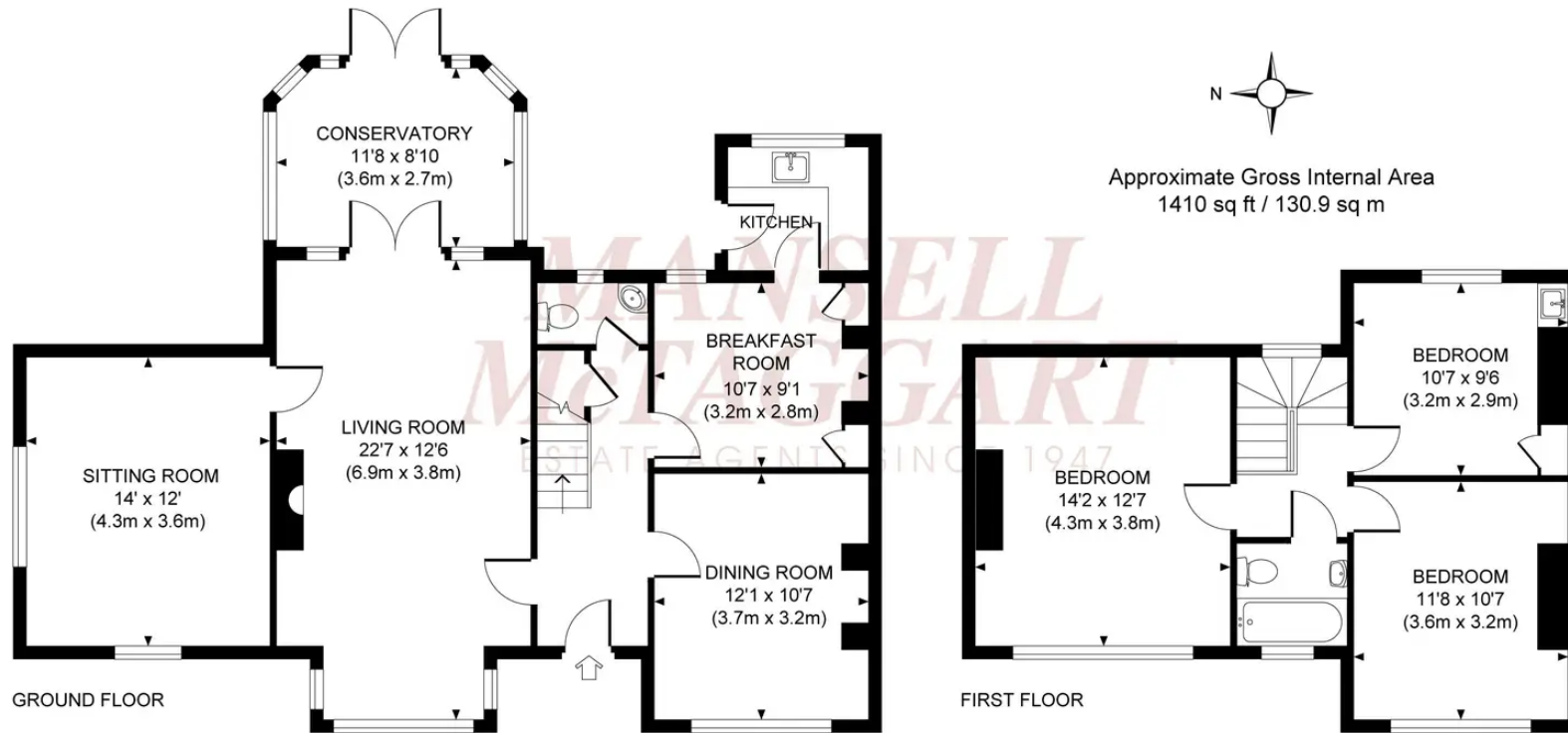
To the other side of the hallway there is a generous bay fronted living room with an open fireplace with a sitting room leading off it and double doors to the conservatory which benefits from a radiator enabling year round use.

From the landing a window overlooks the rear garden and there is a hatch to the loft. There are 3 double bedrooms and a bathroom.

Outside, from an initial shared driveway (with no.22) there is a private driveway with parking for 2/3 cars. A side gate opens to the large east facing 65' x 50' rear garden which is laid to block paved patio and an expanse of lawn. Block paved pathway flanked by retaining walls. Various plants, trees and hedges including 2 established Camellias. Outside tap, oil tank. The garden backs onto a copse of woodland with a brook below.

Benefits include oil fired central heating (the boiler is located in the breakfast room) and double glazed windows. The property has been redecorated fully internally and the front exterior has been repainted in 2024. A significant benefit is the new roof in 2024 with both rear roof's replaced in 2024 too.





## Mansell McTaggart Burgess Hill

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