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**9 Blackhouse Lane, Burgess Hill, West Sussex RH15 8BN**

**£425,000 Freehold**



## 9 Blackhouse Lane

A well presented neutrally redecorated three bedroom semi-detached bungalow situated in this popular pleasant residential location. The property benefits from a newly fitted kitchen and bathroom and enjoys a secluded rear garden which backs onto open land. There is considered scope for enlarging into the roof space or to the rear (subject to any necessary consents) and is presented onto the market with no onward chain.

The accommodation includes an entrance hall with linen cupboard, hatch with loft ladder to partly boarded roof space and access to all rooms. The living room overlooks the front with a bay window. A newly fitted kitchen with a range of high gloss grey cupboards having integrated appliances to include fridge freezer, washing machine and cooking appliances, newly laid vinyl flooring and door to side. There are 2 double bedrooms to the rear of the property overlooking the garden and a dual aspect single bedroom to the front. The bathroom was refitted in 2024 in a white suite with the wash hand basin having cupboard underneath, a chrome ladder towel rail, part tiled walls and vinyl flooring.



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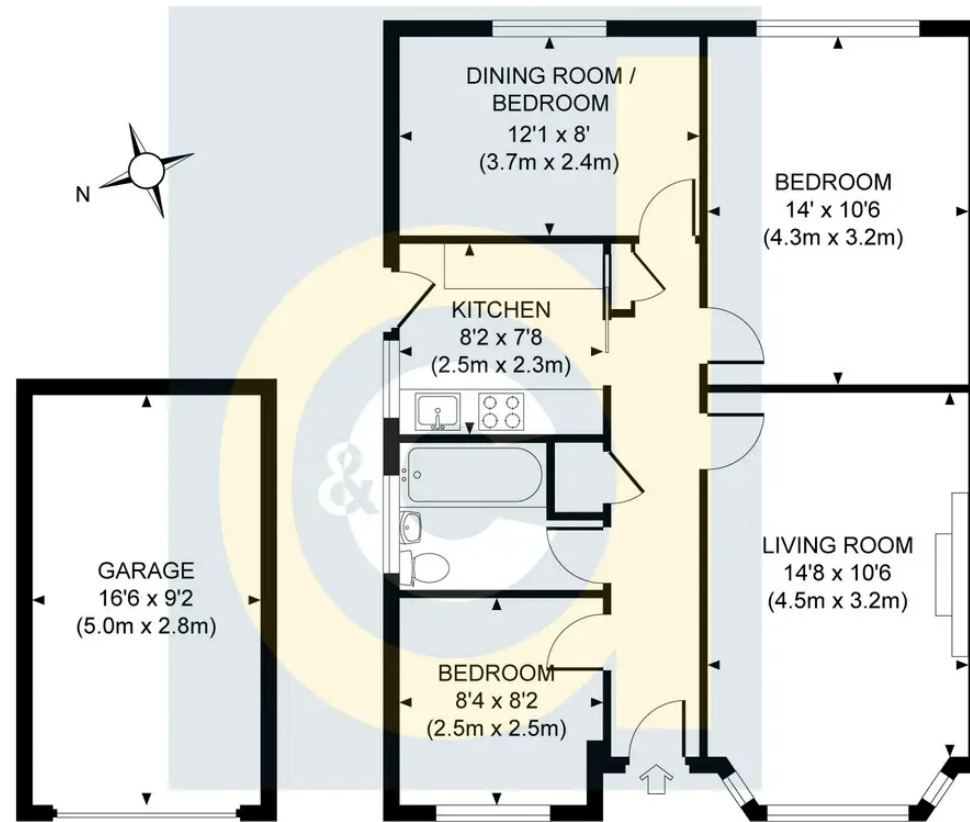
Outside there is a reasonable size front garden which is laid to lawn and enclosed by a dwarf wall (there is scope to create further parking), a long driveway leading to the garage. The good size east facing rear garden backs onto open land and is mainly laid to lawn with fencing to rear and sides.

Benefits include gas fired central heating (the Glow Worm boiler is located in the kitchen (installed 2024 with a 5 year warranty), newly fitted carpets and floor covering, uPVC double glazed windows.

- Entrance hall
- Newly Fitted Kitchen
- Living room
- Three bedrooms
- Newly Fitted Bathroom
- Good size rear garden
- New Carpets & Floor Coverings
- Driveway & Garage
- Scope for Extending & No Ongoing Chain
- Council Tax Band D
- EPC Rating D



Approximate Gross Internal Area  
689 sq ft / 64.0 sq m  
Approximate Gross Internal Area Outbuildings  
150 sq ft / 14.0 sq m



GROUND FLOOR

## Mansell McTaggart Burgess Hill

Mansell McTaggart, 20 Station Road, Burgess Hill - RH15 9DJ

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