







## 16 Meeds Road

### Burgess Hill

A completely refurbished 3 bedroom semi-detached bungalow extended to the side in 2021 creating a master bedroom with ensuite shower room and a lovely open plan L-shaped kitchen/dining/living room. The property benefits from a particularly large south facing rear garden. The property is situated in a quiet no through road within a moments walk of the Burgess Hill Academy and the town centre. The mainline railway station is a comfortable 5 minute walk.

- Entrance Hall
- Open Plan Kitchen/Dining/Living Room
- Master Bedroom & Ensuite
- 2 Further Bedrooms
- Family Bathroom
- Private Driveway
- Central Location
- Council Tax Band D & EPC Rating C





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The accommodation includes an entrance hall with access to all rooms, an impressive open plan L-shaped kitchen/dining/living room fitted with a comprehensive range of modern white units with integrated cooking appliances, dishwasher and washing machine. There is space for a large dining table with bi-fold doors overlooking the south facing garden. The living room area has an open fire with painted brick hearth.

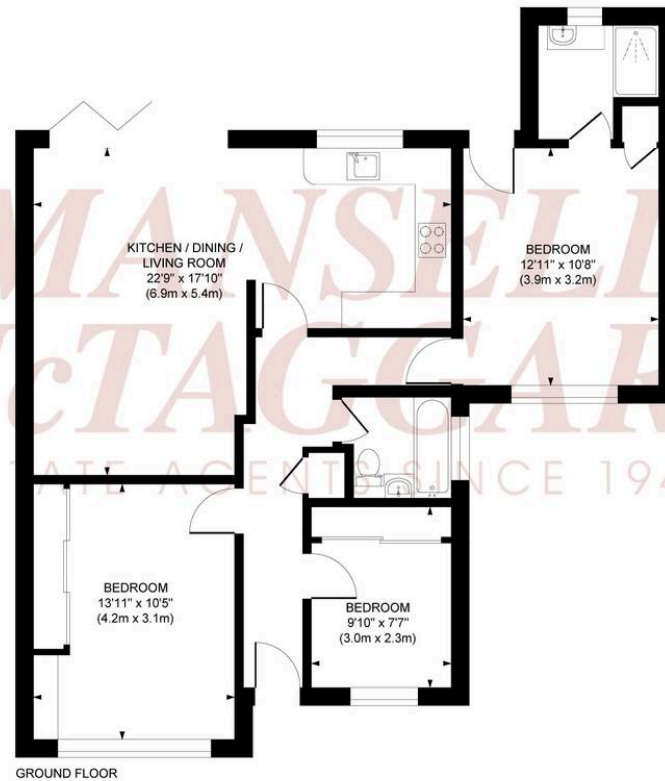
There are 2 bedrooms to the front of the property both with fitted wardrobe cupboards and a good size master bedroom to the rear with single built in wardrobe cupboard and a luxury ensuite shower room. From the master bedroom is a door which leads to the rear garden. The fully tiled family bathroom is fitted in a modern white suite having a separate shower unit over the bath.

Outside a private driveway provides parking for 2 cars flanked by lawn and attractive brick wall to front. A particular feature is the exceptionally large 125' x 41' south facing rear garden. A large impressive raised decked area abuts the bungalow with steps down to the garden which is laid to a large expanse of lawn flanked by decorative bark borders, trees and mature shrubs. Garden shed, outside tap and side access gate. The garden is enclosed by wood panelled fencing and mature hedging.

Benefits include gas fired central heating (the Glow Worm combination boiler is located in the loft space) and modern uPVC framed double glazed windows, external doors, fascias, soffits and gutters. The current owners have been in residence since 2014 and have undertaken many improvements to



Approximate Gross Internal Area  
890 sq. ft / 82.72 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Burgess Hill

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