



**MANSELL
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54 Ferndale Road, Burgess Hill RH15 0HG

In Excess of £1,000,000 Freehold



54 Ferndale Road

An individual 4 double bedroom, 4 reception room detached house with large lawned gardens being marketed for the first time since 1986. The house which benefits from a 2 storey side extension, does require some modernisation but provides an opportunity to purchase a substantial home in a wonderful location.

The property is situated in the Burgess Hill conservation area in a quiet position towards the end of a private lane. Access is via imposing white pillars situated just off Ferndale Road on the favoured south eastern side of the town. Burgess Hill Girls School is located almost opposite in Glendale Road. Birchwood Grove primary school is within a 5 minute walk as is the mainline railway station. The town centre is a 10 minute walk away.



- Entrance & Inner Hall with 2 Cloakrooms
- Kitchen & Breakfast Room
- Dining Room & Living Room
- Sitting/Family Room
- Sun Room
- Master Bedroom & Ensuite
- 3 Further Bedrooms & Bathroom
- Large Driveway & Garage
- Large Rear Garden
- Council Tax Band G & EPC Rating TBC

54 Ferndale Road

The accommodation comprises an entrance hall with stairs to first floor and a built in cupboard, an archway leads to a long inner hall with 2 cloakrooms, a utility room with towel rail and access to the rear garden. There is a further staircase with access to the first floor. The spacious dining room faces the front and has a door leading to a sitting/family room with access to the inner hall.

The kitchen has a window to the rear, dishwasher and integrated cooking places and provides access to a bay windowed breakfast room overlooking the rear garden. The living room overlooks the front and has understairs recess area, fireplace and double doors to the sun room with access to the side garden.

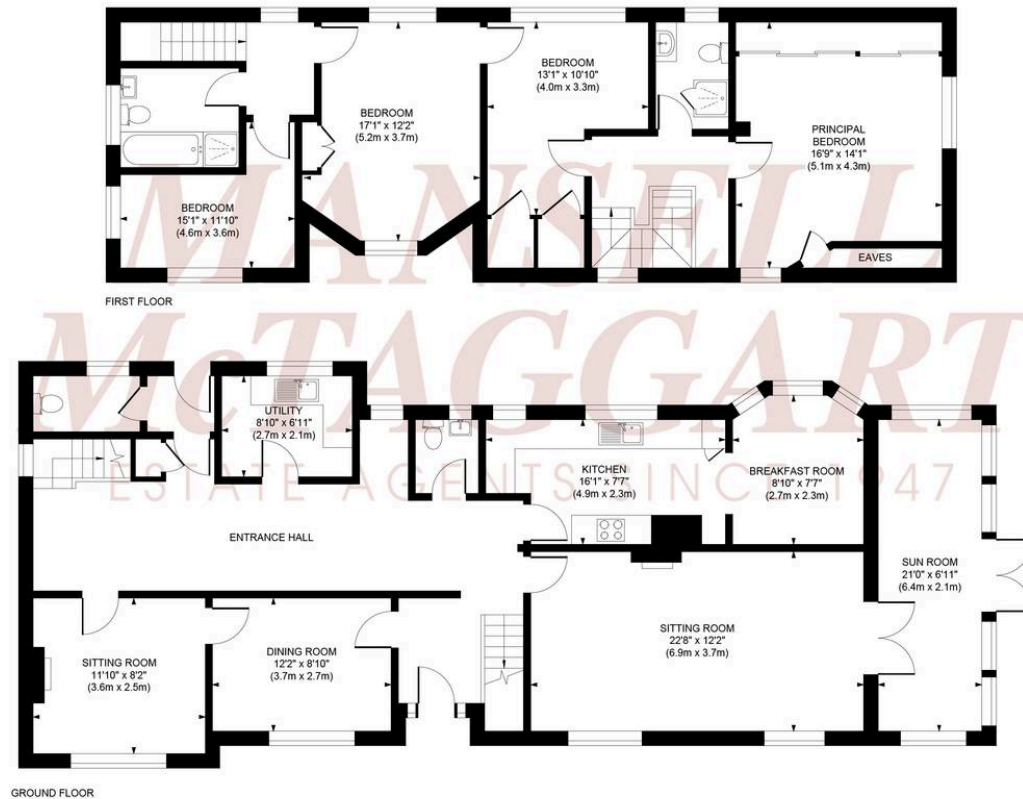
The first floor can be accessed by either of the 2 staircases and has 2 small separate landing areas. There are 4 bedrooms, the master bedroom having an ensuite shower room, 2 bedrooms are dual aspect and 2 have a connecting door. The family bathroom has a window to the rear and a shelved storage cupboard.

Outside, a five bar gate leads to the tarmacadam driveway with parking for several vehicles. The attached garage has an up and over door with a window to the rear. A side access gate leads to the north east facing 105' wide x 35' deep rear garden with 2 patio areas. The side garden which is mainly laid to lawn has a patio to the front of the sun room. Large lawn area to the front of the property which is screened by mature hedging.

Benefits include gas fired central heating (the Glow Worm boiler is located in the utility room) and uPVC double glazed windows.



Approximate Gross Internal Area
2316 sq. ft / 215.12 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

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

01444 235665

bh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/burgesshill

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