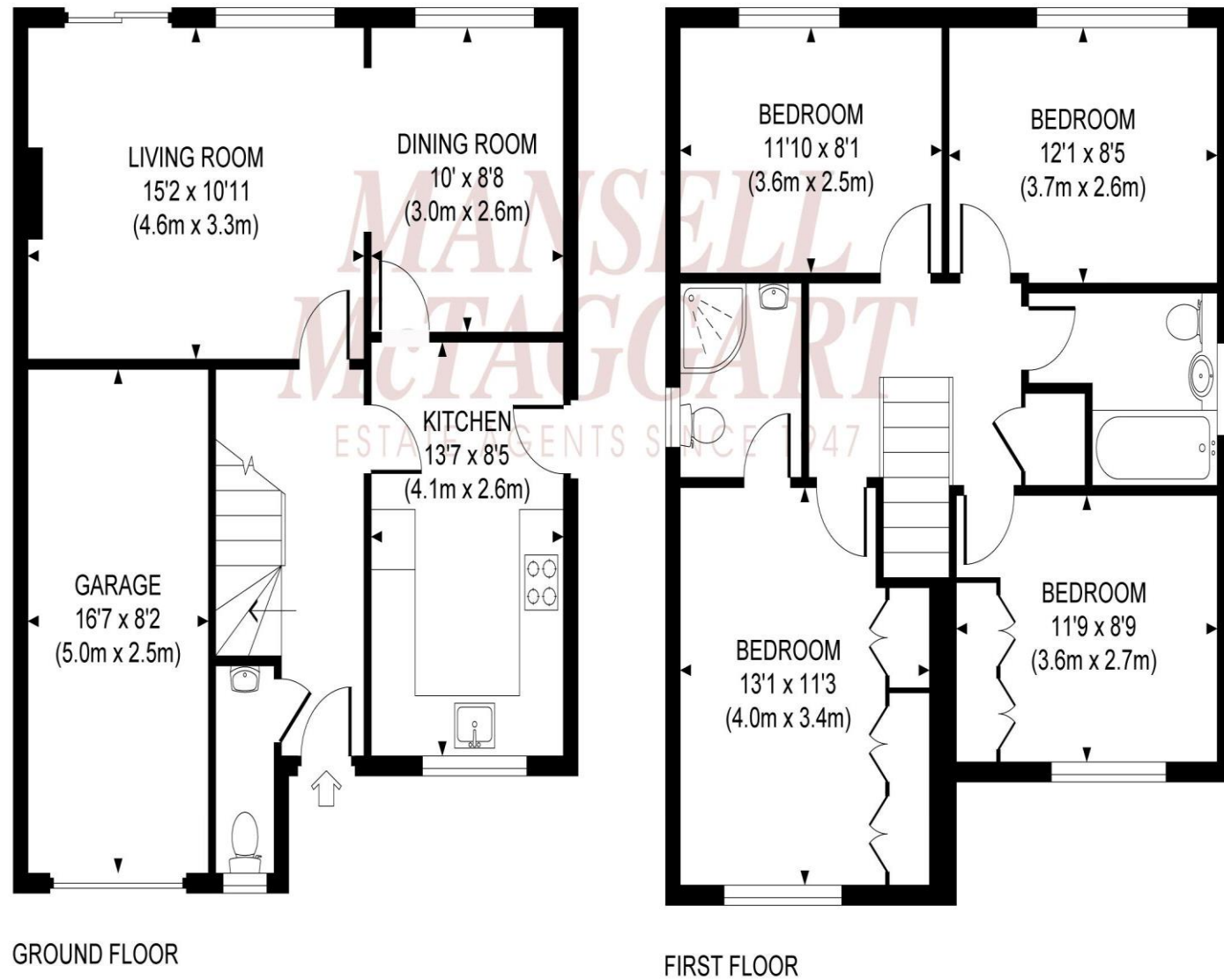


the floorplan...



Approximate Gross Internal Area
1250 sq ft / 116.1 sq m



A 4 double bedroom detached house situated in a quiet position amongst only 2 other houses.

£445,000
Freehold

6 Pangdene Close, Burgess Hill,
West Sussex, RH15 9UT



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more details from...

call: Burgess Hill office: **01444 235665**
email: bh@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

in brief...

- Entrance Hall
- Cloakroom
- Kitchen
- Lounge/ Dining Room
- Master Bedroom & Ensuite Shower Room
- 3 Further Bedrooms
- Bathroom
- Private Driveway to Garage
- 33' South West Facing Rear Garden
- Council Tax Band E & EPC Rating D



A 4 bedroom detached house with 4 double bedrooms and potential to convert the garage to provide further living accommodation (STPP).



in more detail...

A 4 double bedroom detached house built by Beazer Homes in 1996 and is situated in a quiet position amongst only 2 other houses towards the entrance of Pangdene Close. The property is within easy walking distance of the town centre and mainline station.

The accommodation includes an entrance hall with a cloakroom leading off it. The kitchen requires updating but offers ample worktop and cupboard space with a personal door leading out to the side. A door leads from the kitchen to the dining room which over looks the rear garden. The wall between the two rooms could be removed to create a spacious kitchen dining room (subject to obtaining the necessary consents).

The living room is a pleasant room with open coal fire a particular feature with sliding doors leading out onto the rear garden.

On the first floor the master bedroom has a range of built in wardrobes and an en-suite shower room fitted with a white suite. There are 3 further double bedrooms, bedroom 2 benefits from built in wardrobes and a family bathroom fitted with a white suite.

Outside a private driveway provides off road parking for 2 cars and leads to the integral garage. A side gate opens to the south west facing 33' max x 32' landscaped rear garden. A full width patio abuts the house with the remainder laid to level lawn, flanked by borders stocked with a wide range of shrubs and mature plants. The whole is surrounded by panel fencing and there is a timber shed.

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



the location...

Burgess Hill is surrounded by picturesque countryside and historic landmarks; offering plenty of local amenities; with great connections via road, rail and air. The town centre offers a variety of shops, cafés and restaurants; there is a local cinema, playgrounds and parkland, sporting facilities including the popular Triangle Leisure Centre and clubs for anything from bowls to yoga. For families looking to move, Burgess Hill is an ideal choice with good schools, plenty of outside space and activities to keep families of all ages entertained.

Well Connected: There is so much within easy reach, from the city of Brighton, to historical Lewes, to the far reaching South Downs. Easy access to London and Brighton ensures family days out are popular and commuters are well catered for. There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and it is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or north to Pease Pottage to pick up the M23 for the M25.

Schools: St Wilfrids Catholic Primary School 0.7 mile. London Meed Primary School 0.7 mile. St Pauls Catholic College 1.8 miles. The Burgess Hill Academy 0.8 miles. N.B Catchment areas need to be confirmed

Stations: Burgess Hill Mainline Railway Station (London Victoria/London Bridge approximately 54 mins and Brighton 20 mins) 1.1 mile.

worth bearing in mind...

Situated on the ever popular Priory Village development within easy walking distance of local schools and the town centre.