



80 Coulstock Road, Burgess Hill, West Sussex, RH15 9XZ

£535,000 Freehold

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

in brief...

- Entrance Hall & Cloakroom
- Kitchen/Dining Room
- Living Room
- Master Bedroom, Dressing Room & Ensuite Bath/Shower Room
- Guest Bedroom & Ensuite

- 3 Further Bedrooms
- Family Bathroom
- Private Driveway & Garage
- South facing Rear Garden
- Council Tax Band F & EPC Rating D



A large loft conversion was added in 2015 to create a fabulous master bedroom, dressing room and bath/shower room.



in more detail...

A substantial 5 bedroom, 3 bath/shower room detached house offering much larger accommodation than is evident from an external viewing due to a loft conversion to create a generous master bedroom, a dressing room and a bath/shower room.

The property was built by Beazer Homes in 1998 situated on a corner plot forming part of this sought after residential area within a short walk of Southways and Gattons schools, St Pauls Catholic College and the Triangle Leisure Centre.

The accommodation comprises an entrance hall with stairs to the first floor, a cloakroom and a living room with double bifold doors (2015) opening onto the rear garden.

The dual aspect kitchen/dining room is a particularly good size with a door to the rear garden. The kitchen has been refitted with gloss cupboards complimented by integrated cooking appliances.

On the first floor there is a guest bedroom with built in wardrobes and an ensuite shower room with power shower. There are 3 further bedrooms and a family bathroom.

A staircase leads from the landing to the fabulous dual aspect master bedroom added in 2015 with far reaching views as far as the South Downs. There is a separate dressing room with a window and a luxuriously appointed bathroom with a separate double size shower cubicle with 2 power showers.



Outside a private block paved driveway provides parking for 2 cars leading to the integral garage with a personal door to the hallway. A side gate opens onto the 45' x 33' south facing rear garden which was landscaped in 2015. A full width flagstone patio abuts the house with the majority laid to level lawn enclosed by a picket fence.

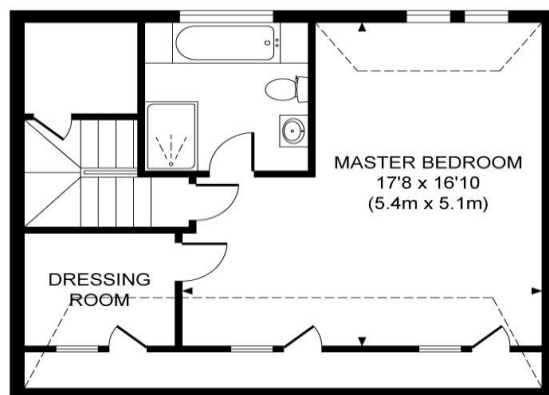
A gate leads to a secondary area of wild garden with timber and paved patios and a brook beneath. The garden is partially walled.

Benefits include gas fired central heating (the boiler is located in the airing cupboard) and sealed unit double glazed windows.

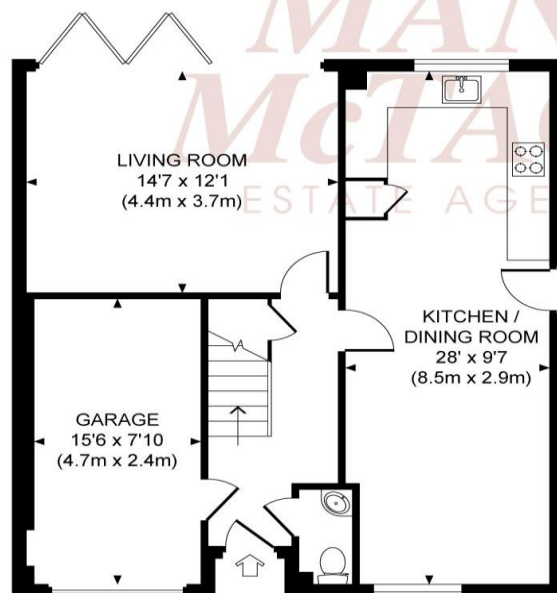




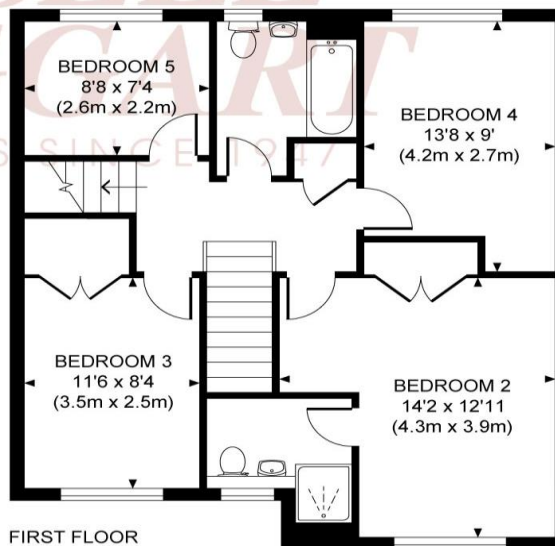
Approximate Gross Internal Area
1718 sq ft / 159.6 sq m



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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:

The Gattons Primary & Southway Junior School 0.6 mile.

St Wilfrids Catholic Primary School 2.2 miles.

The Burgess Hill Academy 2.3 miles.

St Pauls Catholic College 0.7 mile.

N.B Please note that catchment areas need to be confirmed.

STATIONS Burgess Hill Mainline Railway Station (London Victoria/London Bridge approximately 54 minutes & Brighton 20 minutes) 2.7 miles.

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