



**MANSELL
McTAGGART**
Trusted since 1947



3 Pendean, Burgess Hill, West Sussex RH15 0DW

£540,000 Freehold



3 Pendean

A good size 4 double bedroom detached house with a long private driveway to garage and a large rear garden. The property is presented in good order but does require some modernisation, with the benefit of vacant possession.

Situated in this small select close amongst only 9 other detached houses, built in 1979/80 **AND MARKETING FOR THE FIRST TIME SINCE NEW**. The highly regarded Birchwood Grove Primary School is within an easy walk and the town centre/railway station is 0.9 mile away.

- Entrance Hall & Cloakroom
- Dining Room
- Living Room
- Kitchen
- 4 Double Bedrooms (one with an electric shower)
- Bathroom
- Private Driveway & Garage
- Large Garden
- Vacant Possession
- Council Tax Band E & EPC Rating D



3 Pendean

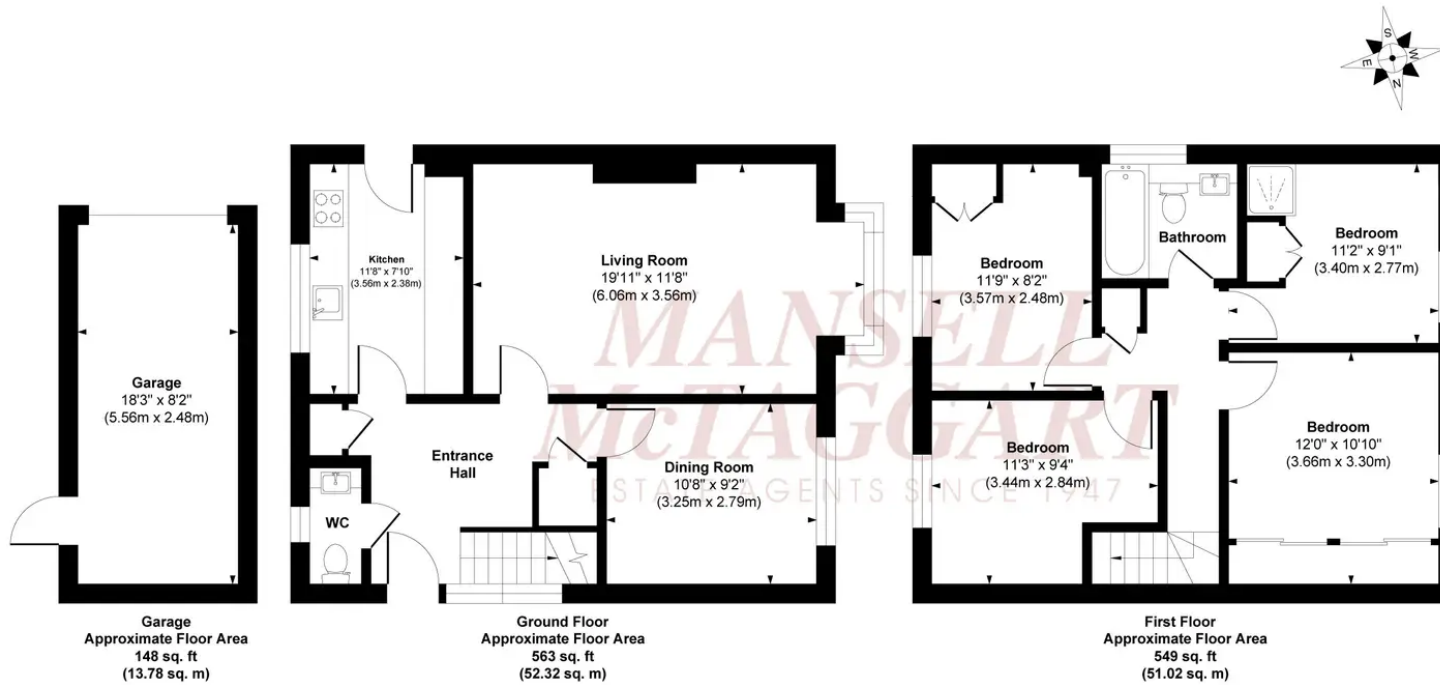
The accommodation includes an entrance hall with stairs to the first floor with cupboard beneath, a further coats cupboard and a cloakroom/wc. The bay fronted living room faces the front with gas fireplace and the dining room faces the front. The kitchen is fitted with a range of light oak cupboards with integrated cooking appliances and a door to the side.

From the landing there is an airing cupboard and hatch to the loft with pull down ladder. There are 4 double bedrooms (one with an electric shower) and a bathroom.

Outside a long private driveway leads to the garage with roller door and a pedestrian door. Side access either side of the house leads to the east facing 65' x 34' rear garden. The large garden is private and not overlooked and the borders are well stocked with mature shrubs and flowers including a cherry tree and mature apple tree. Timber shed. Greenhouse, outside tap.

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





Approx. Gross Internal Floor Area 1260 sq. ft / 117.12 sq. m (Including Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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

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.