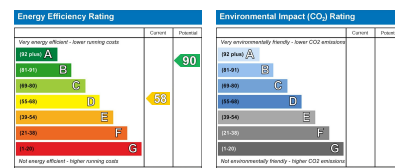


**TOTAL FLOOR AREA:** 596 sq.ft. (55.4 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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**4 The Kiln, Burgess Hill, West Sussex, RH15 0LU**

**Price £285,000 Freehold**



#### 4 The Kiln, Burgess Hill, West Sussex, RH15 0LU

A terraced two bedroom house located in a very popular residential close. The property has light, well proportioned accommodation that is considered to be in good order throughout. Briefly this comprises, entrance hall, dual aspect living room, a well fitted modern kitchen, two double bedrooms and a modern bathroom suite. Outside are front and south west facing rear gardens. There is on street parking to the front of the property and a service road to the rear gives access to the garden were off road parking could be provided. Further attributes include, gas central heating and double glazing.

**\*\* NO ONGOING CHAIN \*\***

The Kiln is a popular residential close. The property is very conveniently located to take advantage of both main line stations and the town centre with its wide variety of comprehensive shopping facilities. Burgess Hill offers an excellent selection of both primary and secondary schools whilst the A23 link road and Triangle Leisure Centre are within easy striking distance. The town is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

INTERNAL VIEWING IS HIGHLY RECOMMENDED, STRICTLY BY APPOINTMENT

Replacement front door to the entrance hall

#### ENTRANCE HALL

With staircase to the first floor.

#### LIVING ROOM 19'5 x 12'1

Dual aspect room with double glazed window to the front and double glazed patio doors to the rear garden. Feature fireplace. Understairs cupboard. Radiator.

#### KITCHEN 8'10 x 7'

Fitted with a wide range of wall and floor units complemented with worksurfaces and tiled splashbacks. Fitted oven, hob and cooker hood. Stainless steel sink unit. Space and services for appliances. Replacement double glazed stable door opening onto the rear garden. Concealed wall mounted gas fired boiler.

#### FIRST FLOOR

#### LANDING

Doors to all rooms. Hatch to the roof space.



#### BEDROOM ONE 12'2 x 10'2

Double glazed window to the front. Built in double wardrobe. Radiator

#### BEDROOM TWO 9'1 x 8'10

Double glazed window to the rear. Built in airing cupboard. Radiator.

#### BATHROOM

Modern white suite comprising panel bath with shower attachment, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Double glazed window with opaque glass.

#### OUTSIDE

Area of lawn and paved patio.

#### REAR

South west facing rear garden with areas of lawn and patio hardstanding. Detached garage/workshop (in need of repair). There is access to the rear by way of a service road and off road parking /driveway could be provided if required.

#### The Finer Details...

TENURE: FREEHOLD

LOCAL AUTHORITY: Mid Sussex District Council

COUNCIL TAX BAND: C

