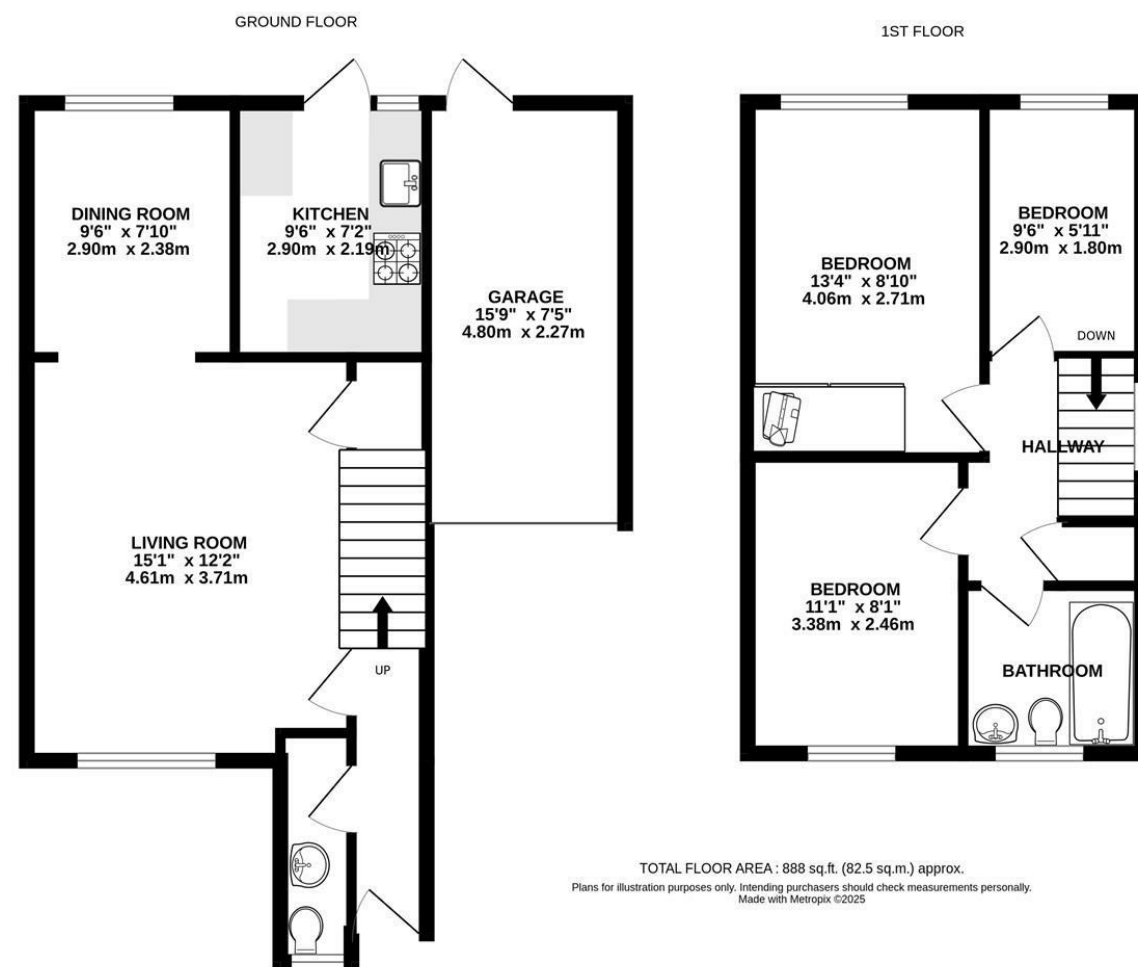
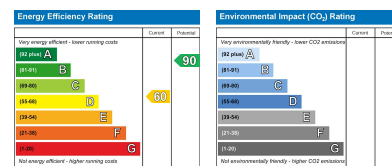




TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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30 Charlwood Road, Burgess Hill, West Sussex, RH15 0RJ

Price £445,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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30 Charlwood Road, Burgess Hill, West Sussex, RH15 0RJ

What We Like.

- * Envable location adjacent to a private green.
- * Potential to extend, subject to consents.
- * Good size private rear garden
- * Stylish refitted kitchen
- * Refitted bathroom and cloakroom.
- * Ample off road parking and garage.

The Property.

A fine three bedroom detached house that is very well presented throughout following a programme of modernisation and refurbishment during 2020/2021. Improvements include, refitted kitchen, bathroom and cloakroom, new carpets, floorcoverings, internal doors, updated electrics and a new gas fired boiler. The property is located in a unique corner position enjoying an attractive private green to the front and benefitting from a larger than average rear garden with space to one side for a sizable two storey extension (subject to consents). The property is positioned in a quiet, highly convenient location being close to a main line station, local schools and open countryside.

Accommodation.

The ground floor comprises the entrance hall with modern refitted cloakroom and staircase rising to the first floor. This opens onto the light, spacious living room with bow window enjoying views over the attractive green. The dining room has a sliding patio door onto the rear garden as well as a full width wall cabinet with wine rack. The refitted kitchen leads off the dining room and is fitted with a full range of wall and floor units being complemented with ample work surfaces and integrated appliances throughout. The first floor offers the landing with built in cupboard housing the refited gas fired boiler, two large double bedrooms and a good size single. The bedrooms are served by a modern refitted bathroom suite.

Gardens and Parking.

The gardens and grounds are a particular feature. The rear and side gardens are enclosed being mainly laid to lawn providing a blank canvas for the new owners. The area to the side provides space for an extension subject to consents. To the front is a further area of garden as well as a large block paved driveway affording off road parking for several cars that leads to the garage. The garage has an up and over door, ample eaves storage and a door onto the rear garden. The attractive green provides an expanse of grass and numerous mature trees.



Location.

Charlwood Road is within a short walk of beautiful open countryside as well as being very conveniently located to take advantage of Wivelsfield main line station, everyday shopping facilities at Worlds End and a well regarded primary school. The town centre with its wide variety of facilities including a Waitrose super market and Burgess Hill'sb main line railway station is within easy striking distance, as are the Triangle Leisure Centre and the A23 link road which are both situated on the western outskirts of the town. Burgess Hill 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.

Further Attributes.

Further attributes include a modern refitted gas fired boiler and replacement double glazing.

Finer Detail.

Tenure: Freehold
Title Number: ESX145305
Local Authority: East Sussex
Council Tax Band: E
Available Broadband Speed: Superfast up to 1,000Mbps

We believe the above information to be accurate but recommend intending purchasers check the details personally before exchange of contracts.

