



**MANSELL
McTAGGART**
Trusted since 1947



76 Curf Way, Burgess Hill RH15 0GE
£490,000 Freehold



76 Curf Way

A beautifully presented 3 double bedroom house with 2 bath/shower rooms, spanning 3 floors. Full length ground floor kitchen/dining/family room and a feature first floor living room with Juliet balcony. Benefitting from a low maintenance south west facing rear garden.

The property is one of only 6 built to this design by Croudace Homes in 2020 and our vendors have been in residence since new. Forming part of the third phase built in Curf Way within an easy walk of a nature reserve, children's play areas, a community centre and a Co-op store. Wivelsfield Station, schools and a selection of convenience shops are within an easy walk. The town centre and Burgess Hill mainline station are 1.2 miles away.

- Entrance Hall & Cloakroom/WC
- Kitchen/Dining/Family Room
- First Floor Living Room & Juliet Balcony
- Double Bedroom & Bathroom
- 2nd Floor Master Bedroom & Ensuite
- 2nd Floor Guest Bedroom
- Garage
- South West Facing Rear Garden
- Council Tax Band E & EPC Rating B

N.B The annual service charge for the development is approximately £320 per annum.



76 Curf Way

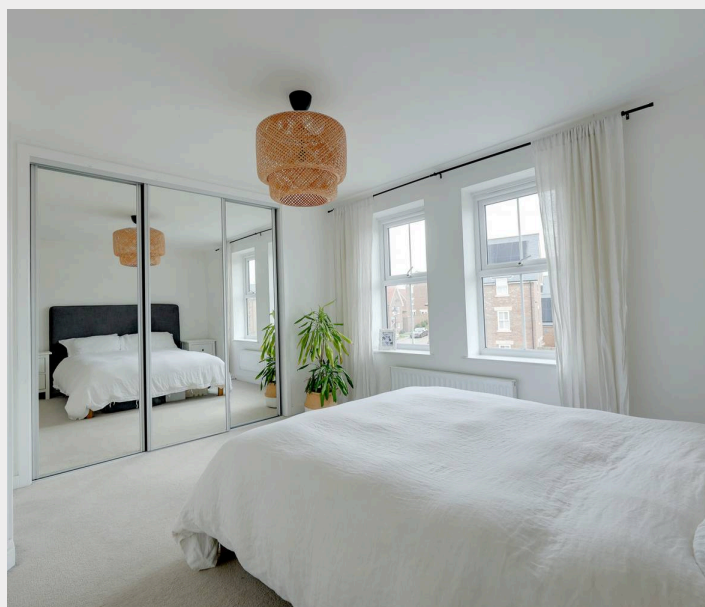
The accommodation comprises a wide entrance hall with stairs to the first floor and a cloakroom/wc leading off it. The dual aspect kitchen/dining/family room takes up the remainder of the ground floor with a deep understairs cupboard and double doors to the garden. Fitted with a good range of white gloss cupboards complemented by black laminate worktops. Integrated appliances include; double oven, gas hob, extractor fan, fridge/freezer, dishwasher and washer/dryer.

The living room is a particular feature located on the first floor with doors opening to a Juliet balcony and a fireplace (currently just a feature with surround). On this floor there is also a double bedroom and a bathroom.

On the 2nd floor there is a deep linen cupboard and hatch to the loft. The master bedroom benefits from built in mirrored sliding wardrobes and an ensuite shower room. There is also a guest bedroom (the linen cupboard could be altered to create an ensuite if required).

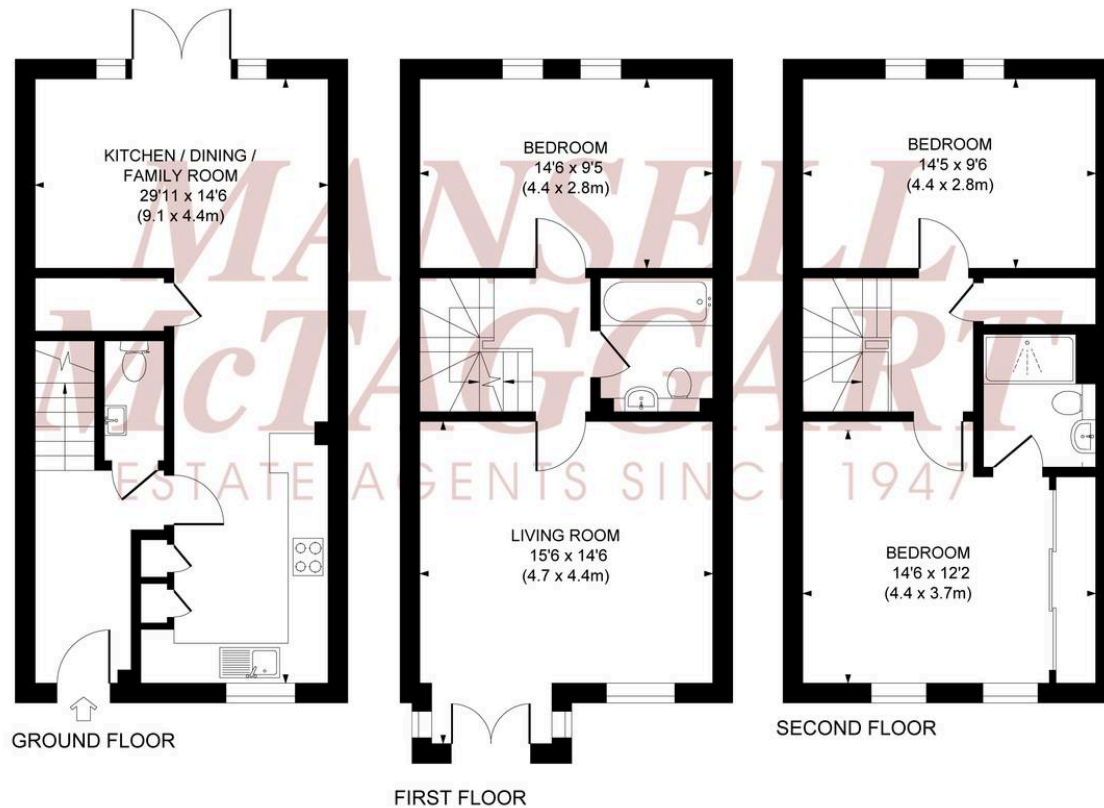
Outside a shared block paved driveway leads to the pitched roof garage with parking in front. The garage benefits from an up and over door, light and power. A side gate opens to the southwest facing 28' x 16' rear garden, with a patio which abuts the house with the remainder laid to lawn. The whole garden is well enclosed by a brick wall and panelled fencing.

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



Approximate Gross Internal Area

Ground Floor 435 sq. ft / 40.44 sq. m
First Floor 453 sq. ft / 42.11 sq. m
Second Floor 435 sq. ft / 40.44 sq. m
Total 1,323 sq. ft / 122.99 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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

**MANSELL
McTAGGART**
— Trusted since 1947 —

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.