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**29 Orchard Way, Burgess Hill, RH15 9PB**  
**£425,000 Freehold**



## 29 Orchard Way

A well-presented 3 bedroom semi-detached house built in the 1950's in which our vendor has lived since 1999. Prior to their occupation a full width ground floor extension was added. Shared drive to garage, separate hardstanding and a large rear garden.

Situated in this quiet, established residential cul-de-sac overlooking a central green. A number of schools, St. Johns Park and the town centre are a short walk away. The mainline station is 1 mile away. Entrance Hall

Kitchen/Breakfast Room

Living/Dining Room

3 Bedrooms

Bathroom

Separate W.C

Hardstanding

Shared Driveway

Garage

Large 55' Rear Garden



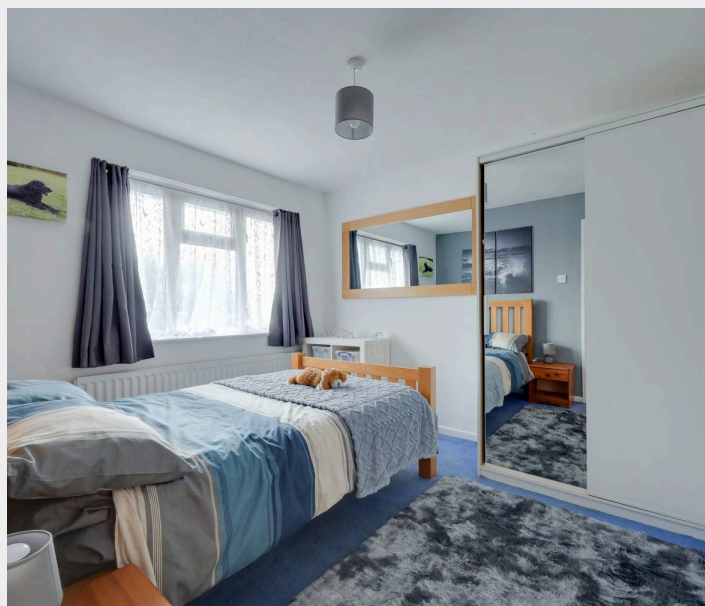
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The accommodation comprises an entrance hall with stairs to the first floor. The dual aspect living/dining room spans the length of the house with double doors to the garden. The kitchen/breakfast room is also a generous size with a door to the garden. Fitted with a range of white cupboards and integrated cooking appliances.

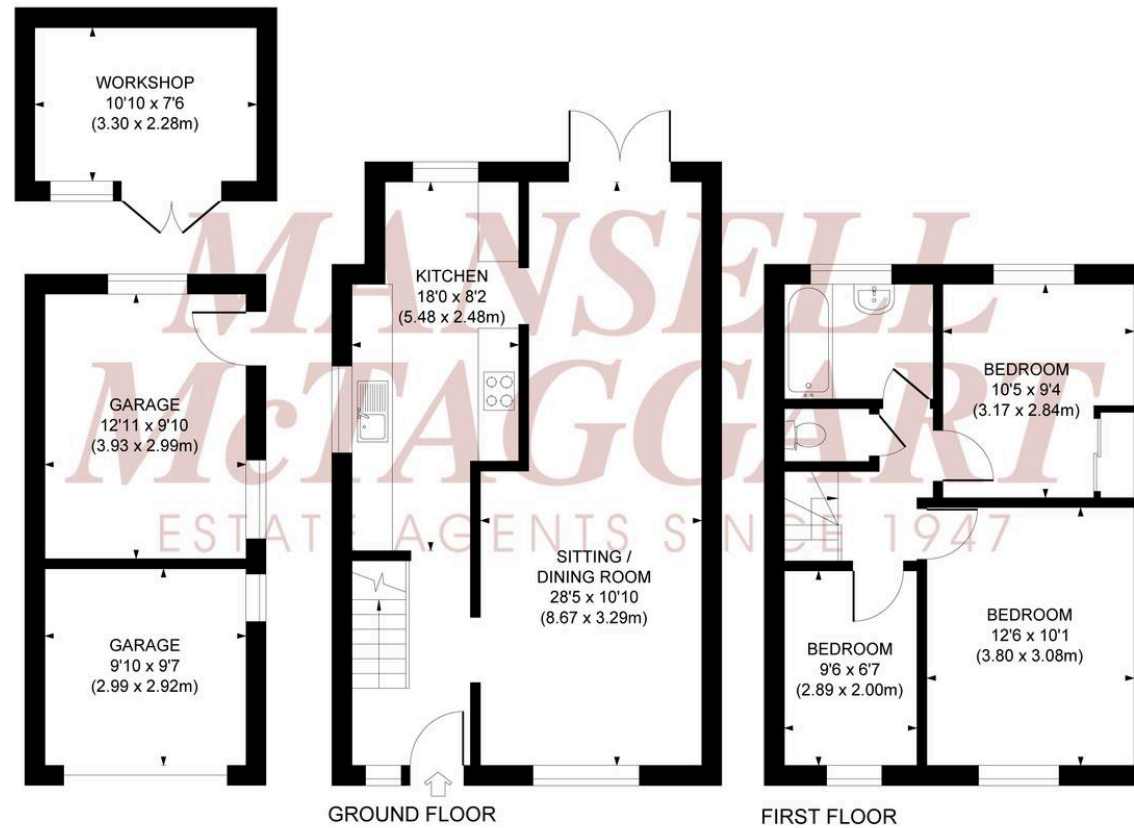
On the first floor there is a hatch to the part boarded loft with light and ladder. There are 3 bedrooms, 2 overlook the green to the front and a bathroom with separate w.c.

Outside, a block paved hardstanding provides parking with a shared drive to the garage with electric roller door, separate consumer unit and pedestrian door. Side gate to the east facing 55' x 16' rear garden which is laid to patio with a central lawn and circular patio. Pebble stone pathway to a small fenced flower bed to a quality summerhouse and timber shed. To one side there are views to the South Downs.

Benefits include gas fired central heating (The Worcester boiler new in Nov 2025) is located in the kitchen, rewiring took place in 2022. New flat roof in 2022 and uPVC framed double glazed windows.



Approximate Gross Internal Area  
Main House 877 sq. ft / 81.52 sq. m  
Workshop 81 sq. ft / 7.52 sq. m  
Garage 225 sq. ft / 20.93 sq. m  
Total 1,183 sq. ft / 109.97 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

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