



## 173 Lower Church Road, Burgess Hill, West Sussex, RH15 9AA

What we like.

- \* Well presented and generously proportioned accommodation.
- \* A most attractive cottage style rear garden.
- \* Living room with feature fireplace.
- \* Fitted kitchen with adjoining garden room.
- \* Large double bedroom.
- ^ Prompt vacant possession.
- \* Photography includes CGI furniture and fixtures .

### The Property.

A delightful one bedroom period cottage situated adjacent to St Johns Park and offering very easy access to Burgess Hill's town centre and main line station. The well presented accommodation comprises entrance porch, living room, kitchen with appliances, double bedroom and bathroom. The property benefits from an attractive rear garden, gas central heating and double glazing throughout.

### Accommodation.

The accommodation is light, spacious and well presented throughout.

On the ground floor this comprises, an enclosed porch, living room with window to the front and a feature fireplace having fitted shelves and cupboards to either side. This opens onto a fitted kitchen offering a good range of wall and floor units complemented with ample worksurfaces along with integrated appliances with further space and services for appliances. Beyond the kitchen is a lobby/garden room that has sliding double glazed doors onto the rear.

On the first floor there is a spacious double bedroom with built in airing cupboard along with a generous sized modern bathroom.

### Gardens.

To the rear is an attractive cottage style garden. There is a patio area abutting the property as well as lawn with established planted areas and a path leading to a workshop. Additionally there a brick outhouse housing the original outside W.C.



### Location.

With pleasant views over St Johns Park and its cricket field, the property is located in Lower Church Road being conveniently positioned to take advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are also easy to access. Both the town's mainline stations are within close proximity whilst the shopping centre with its wide variety of amenities including a Waitrose Supermarket is within a comfortable walking distance. 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 gas central heating and replacement double glazing.

### The Finer Details.

Tenure: Freehold

Title Number: WSX24224

Local Authority: Mid Sussex District Council

Council Tax Band: B

Available Broadband Speed: Superfast 80Mbps

### Note

Photography includes CGI furniture and fixtures in order to portray how individual rooms could be arranged.

