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Benjamin Way  
BURGESS HILL



# Benjamin Way BURGESS HILL RH15 0FG

for sale guide price  
**£550,000**



## Property Description

Situated approximately one mile from Burgess Hill town centre and main line railway station, in a sought-after residential area, is this well-presented, four bedroom family home arranged over three floors. The property comprises in brief: entrance hall, cloakroom, lounge and kitchen/dining room to the ground floor. The first floor offers two bedrooms with bedroom one having en-suite facilities. The second floor boasts two double bedrooms and a family bathroom. Outside benefits from lawned rear garden with patio area plus a garage with driveway parking. The town centre of Burgess Hill offers an assortment of shops, bars, restaurants, cinema, and the railway station with regular services to London, Gatwick Airport and the South Coast.

### Entrance Hall

Double glazed door to the front of the property. A door into the front room and stairs to the first floor. Wood laminate flooring laid.

### Cloakroom

A low level W.C. and a wash hand basin with storage underneath. A radiator and wood laminate flooring is laid.

### Lounge

12' 1" max x 21' 6" max ( 3.68m max x 6.55m max )

Double glazed windows to the front and the side of the property with fitted shutters. A

storage cupboard and 2 radiators. Double glazed doors into the kitchen/diner and wood laminate flooring is laid.

### Kitchen

7' 4" max x 11' 5" max ( 2.24m max x 3.48m max )

Open plan kitchen/dining area. Double glazed window to the rear of the property. Eye and base level units with worktops and a stainless steel sink/drainage. A built in electric oven and gas hob with extractor hood above. Integrated fridge/freezer, dishwasher and washing machine. Tiled flooring is laid.

### Dining Room

8' 1" max x 18' max ( 2.46m max x 5.49m max )

Double glazed patio doors into the garden and 2 Double glazed floor to ceiling windows to the rear of the property. A radiator and tiled flooring is laid.

### First Floor

Double glazed windows to the front of the property. 2 double bedrooms and stairs to the second floor. Carpet is laid.

### Bedroom One

13' 3" max x 10' 10" max ( 4.04m max x 3.30m max )

Double glazed windows to the rear of the property. Fitted wardrobes and a radiator. Carpet is fitted.

## Ensuite

Double glazed window to the side of the property. A double walk in shower cubicle. A low level W.C. and wash hand basin with storage underneath. Tiled flooring is laid.

## Bedroom Two

15' 5" max x 12' max ( 4.70m max x 3.66m max )

Double glazed window to the front of the property. A radiator and storage cupboard. Carpet is laid. Bedroom two is located on the second floor.

## Bedroom Three

15' 5" max x 10' 10" max ( 4.70m max x 3.30m max )

Double glazed window to the rear of the property. A radiator and carpet is laid. Bedroom three is located on the second floor.

## Bedroom Four

9' 5" max x 13' 9" max ( 2.87m max x 4.19m max )

Double glazed windows to the front and the sides of the property. A radiator and carpet is laid. Bedroom four is located on the first floor.

## Bathroom

Double glazed window to the side of the property. A panel bath with a separate walk in shower. A low level W.C. and a wash hand basin with storage underneath. Tiled flooring is laid.

## Rear Garden

A small patio area and mainly laid to lawn garden. A pebbled area to the left of the garden and decking area and the end of the garden.

## Parking

Driveway big enough for two cars.

## Garage

9' 7" max x 20' 4" max ( 2.92m max x 6.20m max )

Up and over door.



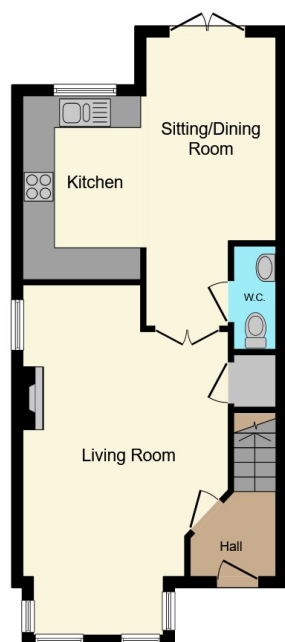




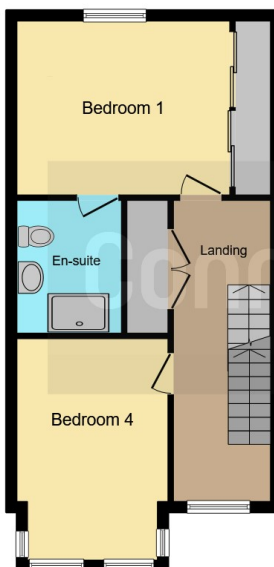




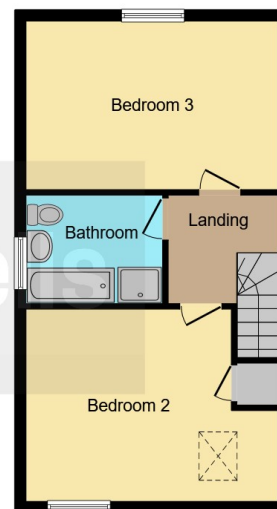




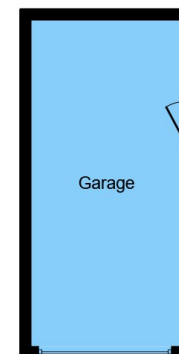
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

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