



**Mocatta Way**

**Burgess Hill, West Sussex, RH15 8UR**

**MARCHANTS**

# Mocatta Way

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A well presented and located two bedroom mid terraced home, within proximity to St. Paul's Catholic College and the Triangle Leisure Centre and within easy reach of Burgess Hill town centre. Benefits include, fitted wooden venetian blinds, allocated parking for two vehicles and no onward chain.

**£330,000**

MARCHANTS

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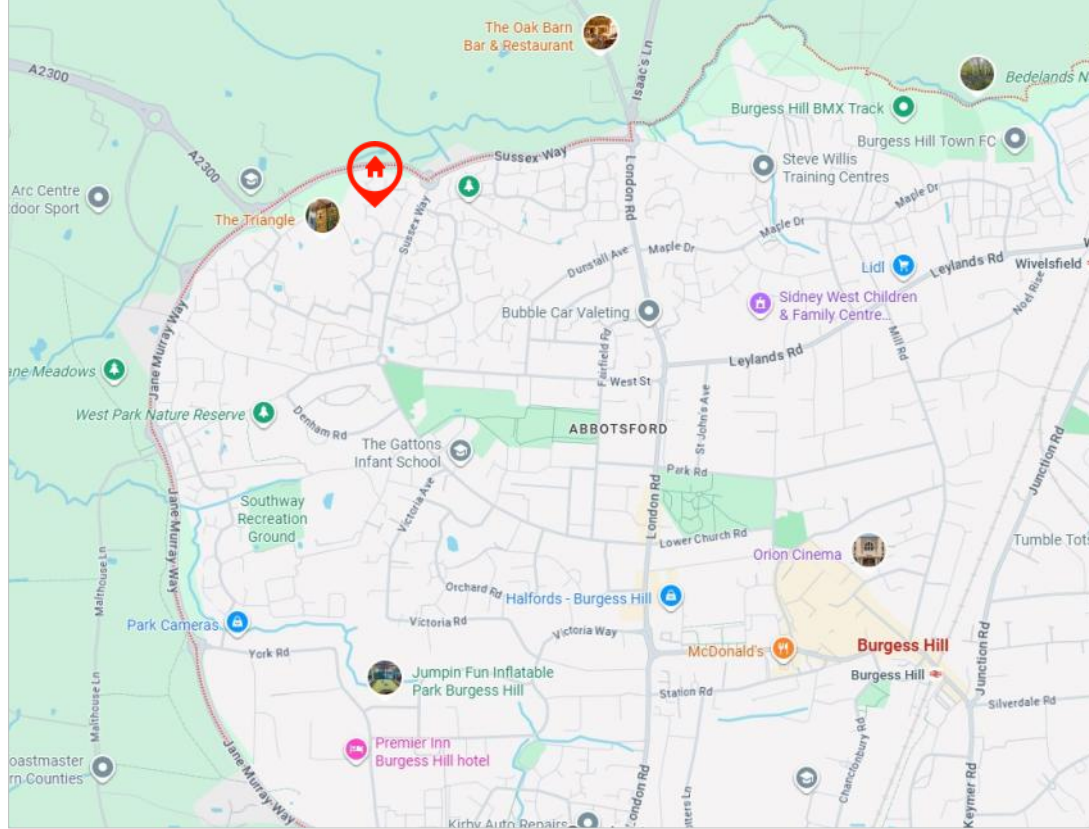
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# Features

- Mid Terrace House
- Two Bedrooms
- Open Plan Living/Dining Area
- Well Presented
- Modern Bathroom
- Rear Garden
- Allocated Parking
- No Onward Chain



Walks nearby to the Bridleway, Burgess Hill.



# Location

Mocatta Way is located off of Sussex Way, and is less than two miles distance of the town centre.

Burgess Hill provides both excellent shopping with a Waitrose, Tesco's and Lidl supermarkets as well as a pedestrian mall, restaurants, pubs and takeaways. Schools for all age groups can also be found together with two railway stations with a fast service to London, Brighton and Eastbourne.

- Burgess Hill Town Centre (1.6 miles)
- Burgess Hill Station (1.7 miles)
- Brighton (13.7 miles)
- Gatwick Airport (18.5 miles)

# Accommodation

Approached over a shared pathway, composite door with outside courtesy light.

**HALLWAY** Radiator and consumer unit

**CLOAKROOM** Suite comprising of wall mounted close coupled toilet, wash basin with ceramic tiled splashback. Frosted window, radiator, mirror fronted medicine cabinet and coat hooks.

**LIVING/DINING ROOM** Luxury vinyl wood effect flooring. Recessed down lights, radiator. **DINING AREA** PVCu doors to garden, under stairs storage space.

Stairs Rising to First Floor

**KITCHEN** Open archway into kitchen white gloss cabinetry comprising wall, base and drawer units, recessed downlights, ceramic tiling to splash areas. 'Beko oven' and four burner gas hob and extractor over. Laminate worksurface and inset stainless steel one and a half bowl sink and drainer. Fridge freezer and wall mounted display shelf. Space and plumbing for washing machine. Glow worm boiler.

First Floor

**LANDING** Built-in cupboard housing the hot water cylinder with slatted shelving. Hatch to loft.

**BATHROOM** Patterned luxury vinyl flooring. White suite comprising wall mounted wash basin with mixer tap, and tiled display shelf over, shaver point. Back to wall W.C., bath with mixer tap, 'Mira' electric shower and hinged glazed shower screen, ceramic tiling to splashback areas. Ladder style heated towel rail.

**BEDROOM ONE** With a front aspect, built-in wardrobe, radiator.

**BEDROOM TWO** With a rear aspect, radiator, built-in wardrobe.





## Garden & Parking

### OUTSIDE

**FRONT GARDEN** Shared paved pathway, laid with pea beach stone. Brick walled with pillared walkway.


**REAR GARDEN** Mainly laid to lawn, paved patio, water tap. Timber storage shed. Timber fenced boundary.

**DRIVEWAY** Allocated parking for two vehicles.

## Additional Information

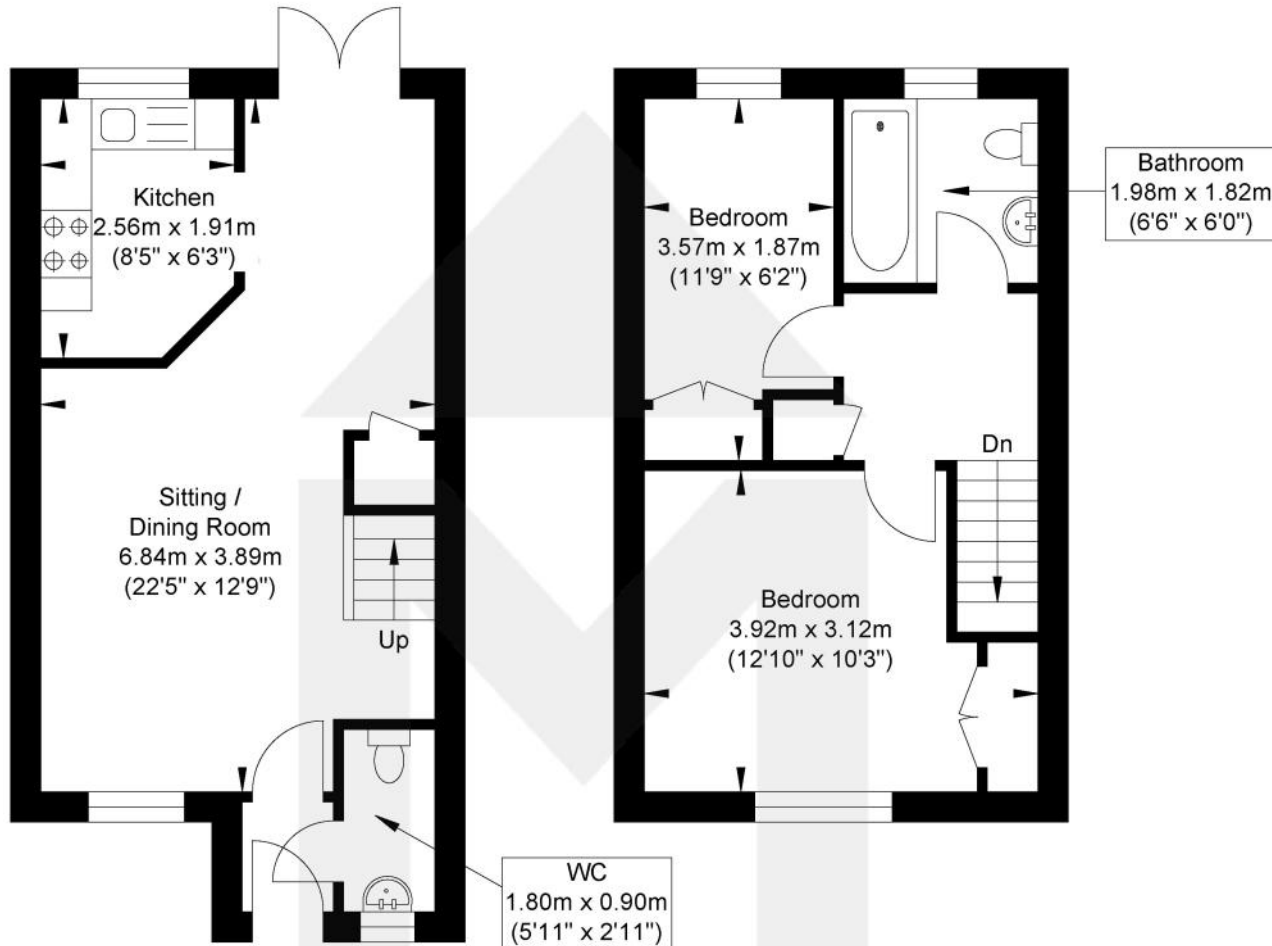
Current EICR

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

# Floorplan

## Mocatta Way



Ground Floor  
Approximate Floor Area  
310.64 sq ft  
(28.86 sq m)

First Floor  
Approximate Floor Area  
286.43 sq ft  
(26.61 sq m)

Approximate Gross Internal Area = 55.47 sq m / 597.07 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

**PLEASE NOTE** These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. *Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.*  
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