





24 Oak Hall Park, Burgess Hill

- Entrance Hall & Cloakroom
- Kitchen/Breakfast Room
- Living Room
- Conservatory/Dining Room
- 3 Bedrooms , Shower Room & Separate WC
- Annexe/Studio
- Storage/Utility Room
- Private Driveway
- West Facing Rear Garden
- Council Tax Band E & EPC Rating D

A 3 bedroom semi-detached house extended on the ground floor, with the benefit of an annexe/studio (formerly the garage) and a good size west facing rear garden. The property requires some redecoration and modernisation and is presented to the market with no ongoing chain.



The property forms part of the popular Oak Hall Park Development and via a pathway to the side of the house is situated within a moments walk of the mainline station and town centre. Local schools for all ages are also within easy walking distance.

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The accommodation includes an enclosed porch with access to the annexe/studio, useful storage/meter cupboard and door to the main house. The entrance hall has a cloakroom under the stairs and access to the large kitchen with integrated appliances to include fridge, freezer, dishwasher and microwave, space for a range cooker, herringbone flooring, breakfast bar and doors to the conservatory with access to the rear garden. The living room is dual aspect with a picture window to the front aspect.

The annexe/studio has a small kitchen area, shower room/WC and a door leading to the garage.

On the first floor there is a hatch to the loft space, 3 bedrooms, one with built in wardrobes and a shower room with a separate WC.

Outside a private driveway is flanked by lawn. The west facing rear garden measures 39' deep x 52' wide mainly laid to patio with decorative stone area to rear, small artificial lawn area. Outside tap. The garden is enclosed by fencing. Outbuilding/utility room with door to garden, plumbing for washing machine.

Benefits include gas fired central heating (boiler located in the airing cupboard) and uPVC framed double glazed windows.



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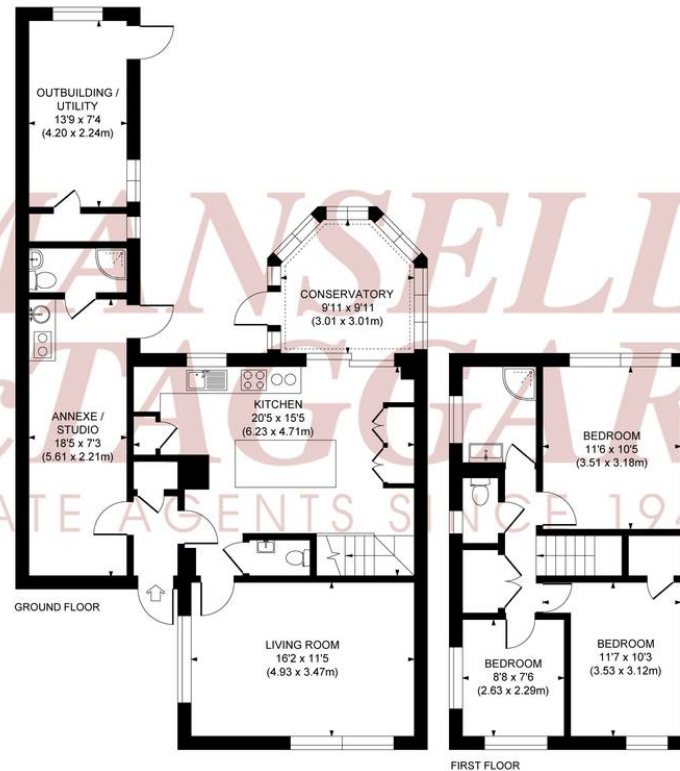
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Approximate Gross Internal Area

Main House 1,056 sq. ft / 98.09 sq. m

Annexe 297 sq. ft / 27.64 sq. m

Total 1,353 sq. ft / 125.73 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.

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