



**MANSELL
McTAGGART**
— Trusted since 1947 —



16 The Spinney, Burgess Hill RH15 8AG

Offers in Region of **£375,000 Freehold**



16 The Spinney

Our vendors have carried out various improvements to this extended 3 bedroom semi detached house to include a refitted cloakroom/wc, kitchen, bathroom and a gas boiler. There is still room for further improvements.

The property via a pathway is located just off Leylands Road with only pedestrian access to the front and a moments walk of Wivelsfield Station, Oak Tree Primary School and a selection of convenience shops. The town centre is 1 mile away.

- Entrance Hall & Utility Area
- Cloakroom
- Study
- Kitchen
- Lounge/Dining Room
- 3 Bedrooms
- Bathroom
- Hardstanding to Garage
- Front & Rear Gardens
- Council Tax Band D & EPC Rating C



16 The Spinney

The accommodation comprises an entrance hall with a study area to the front and a utility area. From an inner hallway there are stairs to the first floor with deep cupboard beneath and a cloakroom/wc leading off it. The kitchen is fitted with a good range of cupboards complemented by integrated cooking appliances, a dishwasher and a washing machine.

The dual aspect lounge/dining room runs the length of the house with sliding doors to the garden and a feature brick fireplace.

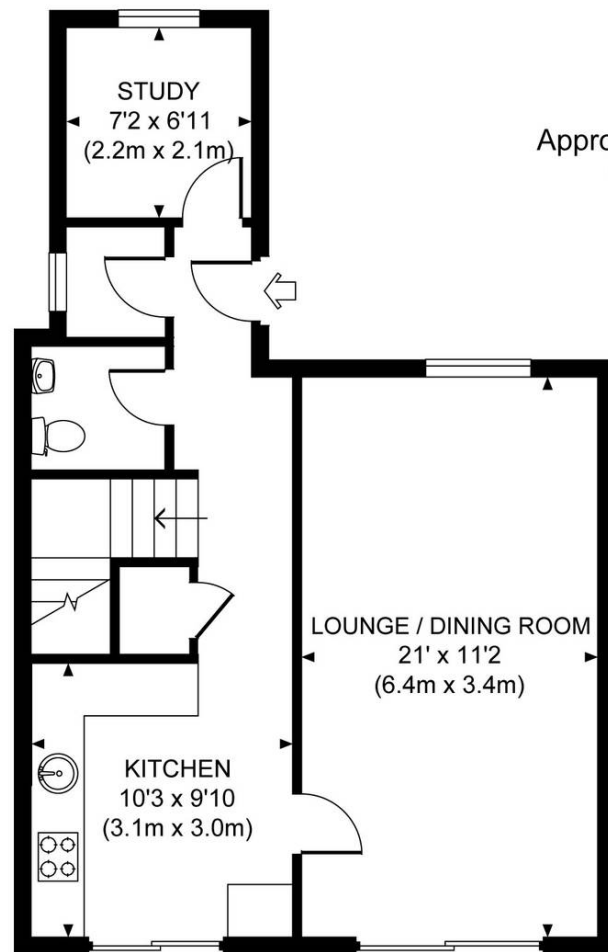
From the landing there is a hatch to the loft. There are 3 good size bedrooms, all with wardrobes and a refitted fully tiled bathroom.

Outside there is a long front garden laid to lawn with an open outlook. The 39' x 24' east facing rear garden is laid to full width patio and lawn with a wide central pathway. Flower borders, summerhouse. A side gate opens to the garage which abuts the rear garden and forms part of a block of 4 with parking to the front.

Benefits include gas fired central heating (the combination boiler new in 2023 is located in the loft) and uPVC framed double glazed windows.

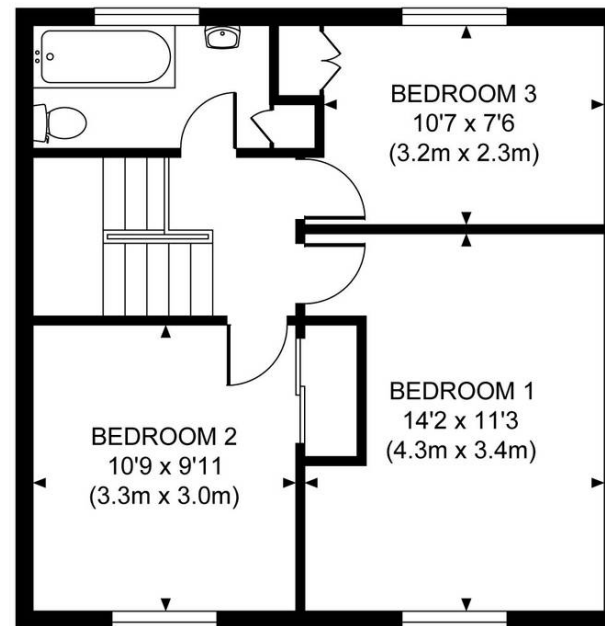
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GROUND FLOOR

Approximate Gross Internal Area
1004 sq ft / 93.2 sq m



FIRST FLOOR

Mansell McTaggart Burgess Hill

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