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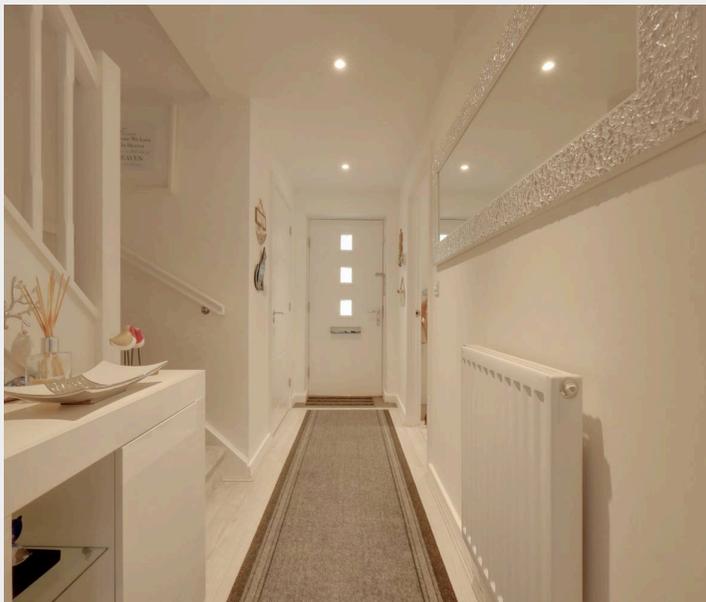
1 Terracotta Lane, Burgess Hill RH15 0XW
£460,000 Freehold



1 Terracotta Lane

A beautifully presented 4 bedroom, 3 bath/shower room end of terrace house, built by Croudace Homes in 2019 and subsequently having an impressive loft conversion carried out in 2024 providing 2 further bedrooms and shower room. The property has the remainder of the NHBC guarantee and 2 allocated parking spaces directly to the front and is presented to the market for the first time since built with no ongoing chain.

The house is situated in a tucked away position on the popular Kings Weald development where there is a community centre and a useful Co-op convenience store nearby, Wivelsfield Station is a short walk and the town centre is 1.1 miles away.



- Entrance Hall & Cloakroom
- Living Room/Dining Room
- Kitchen
- 2 First Floor Bedrooms & Ensuite
- 2 Second Floor Bedrooms & Shower Room
- Family Bathroom
- Private Rear Garden
- 2 Allocated Parking Spaces
- Estate Charge £360 per annum
- Council Tax Band C & EPC Rating B

1 Terracotta Lane

The accommodation comprises an entrance hall with stairs to the first floor and a cloakroom/wc leading off it. The kitchen faces the front fitted with a range of modern grey cupboards complemented by an integrated gas hob, oven, extractor fan, dishwasher, and washing machine. The living/dining room has a deep understairs cupboard and double doors to the rear garden.

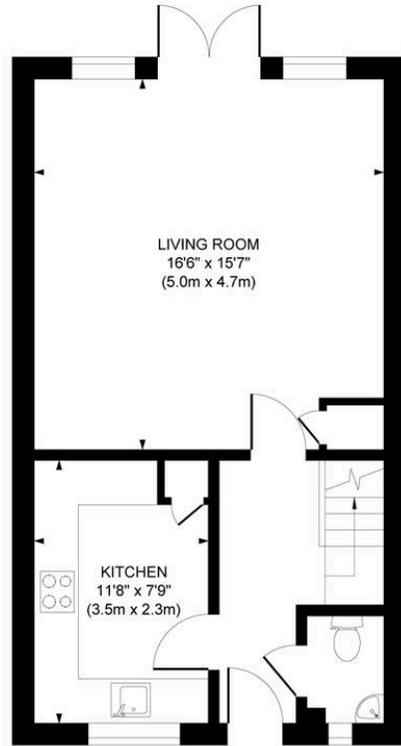
On the first floor landing are stairs to the second floor. The master bedroom faces the front with slimline wardrobe and an ensuite shower room. The second bedroom (now the larger of the two) is a good size double with views over the garden and a family bathroom finished with modern tiling and white suite. Stairs rise to the second floor where there are a further 2 bedrooms both with eave storage space and Velux windows and a modern shower room with corner shower cubicle.

Outside there are two allocated parking spaces directly to the front (both numbered 1). A path leads to a side access gate taking you into the north facing 25' x 15' rear garden which is to patio and the remaining to striped Astroturf. There are 2 modern storage units and a rattan table and chairs set.

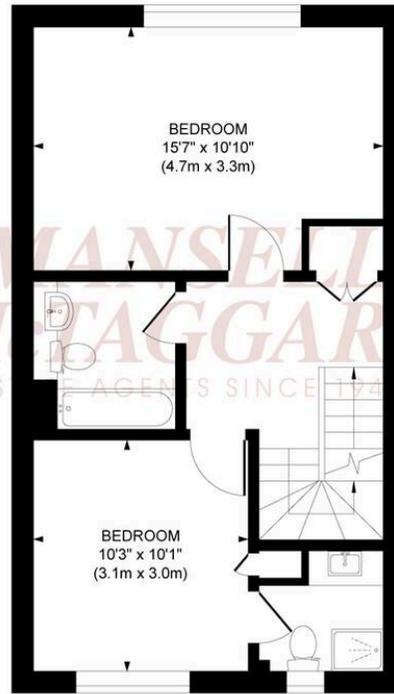
Benefits include gas fired central heating (the Ideal Logic boiler is located in the kitchen) and uPVC framed double glazed windows.



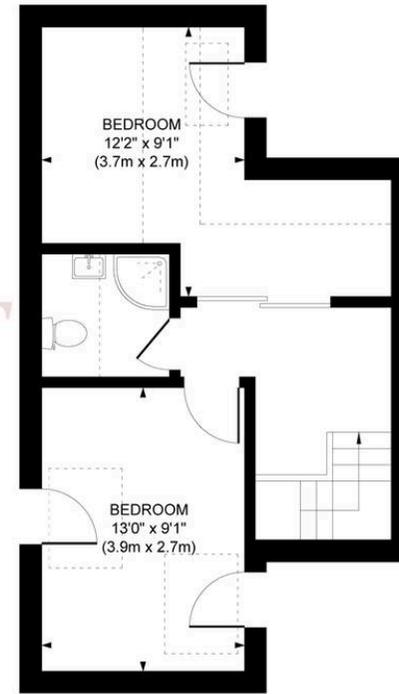
Approximate Gross Internal Area
1259 sq. ft / 116.96 sq. m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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