

233 Chanctonbury Road  
Burgess Hill  
RH15 9HG

FOR  
SALE



## SEMI-DETACHED BUNGALOW IN POPULAR LOCATION REQUIRING MODERNISATION AND REDECORATION

**£325,000 FREEHOLD**

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Residential Sales & Lettings

Chanctonbury Road is situated just off the B2036 (London Road) at Burgess Hill, being readily accessible to the town centre with its shops, restaurants and café bars, the mainline railway station, Burgess Hill Girls School and local bus services.

A semi-detached bungalow with brick elevations under a recently re-tiled roof (Four years ago).

The accommodation comprises 2 bedrooms, bathroom currently adapted for disabled use, sitting room and 19' kitchen breakfast room.

The bungalow has gas fired central heating, double-glazed windows, a detached metal garage approached via a shared driveway, front and rear gardens and would now benefit from modernisation and redecoration, arranged more particularly as follows:

**ENTRANCE PORCH:** uPVC double-glazed door, aluminium double-glazed door to:

**ENTRANCE HALL:** Radiator, access to roof space.

**SITTING ROOM:**



16' into bay window x 12'3 (4.87m x 3.73m) Modern tiled fireplace surround, double panelled radiator, aluminium double-glazed windows, four wall light points, coved ceiling.

**KITCHEN/BREAKFAST ROOM:**



19'3 x 8'6 (5.86m x 2.59m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel unit with mixer tap, inset four burner gas hob with matching oven and grill under, wall mounted Worcester gas fired central heating boiler, space for fridge and freezer, aluminium double-glazed window, double aspect, aluminium double-glazed door to shared driveway and rear garden.

**BEDROOM 1:**



12' x 11'6 (3.65m x 3.50m) Radiator, aluminium double-glazed window.

**BEDROOM 2:**

10'6 x 8'9 (3.20m x 2.66m) Aluminium double-glazed window, radiator, coved ceiling.

**BATHROOM:**

Adapted for disabled use with a Mira walk-in shower and wall mounted seat, low-level WC, pedestal wash basin, fully tiled walls, extractor fan, strip light and shaver point, inset ceiling down lighters, aluminium double-glazed window, ladder style heated towel rail.

**OUTSIDE**

Shared driveway to:

**DETACHED METAL GARAGE:** 20' x 9'9 (6.09m x 2.97m) Electric light.

Gate to:

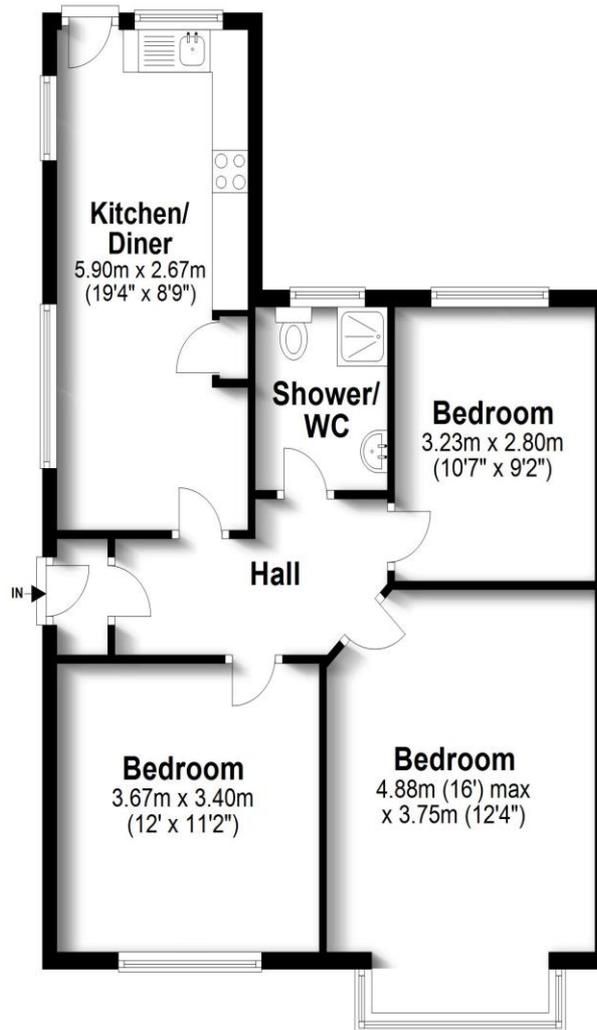
**REAR GARDEN:** Laid to lawn with flower beds and borders, south facing.

**FRONT GARDEN:** Laid to lawn with mature shrubs and bushes.

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH VENDORS AGENTS  
GRAVES SON & PILCHER LLP 01273 321123**

Approx. 66.7 sq. metres (718.4 sq. feet)



Total area: approx. 66.7 sq. metres (718.4 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanUp.

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