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**44 Cants Lane, Burgess Hill RH15 0LS**  
**£390,000 Freehold**





## 44 Cants Lane

A neutrally decorated and well presented 3 bedroom end of terrace house, marketed for the first time since being built in the 1960's. The property was extended in 1980's with a full width single storey extension to the rear creating a larger living/dining room. The house benefits from a double width driveway, garage nearby and a south facing rear garden with a useful modern garden room.

- Entrance Hall
- Kitchen
- Lounge/Dining Room
- Master Bedroom & Ensuite
- 2 Further Bedrooms & Bathroom
- Double Width Driveway
- Garage Nearby
- South Facing Garden with Garden Office
- EPC Rating C





## 44 Cants Lane

The accommodation includes an entrance hall with stairs to the first floor. The refitted kitchen overlooks the front having integrated appliances to include an AEG oven and induction hob, dishwasher, fridge and freezer. There is a large understairs cupboard and a good amount of work surface. The living/dining room has been extended and has a window overlooking the rear garden and double doors to the side.

The landing has a hatch with pull down ladder to the loft space and access to all rooms. There are 3 bedrooms and a family bathroom. The main bedroom is to the front of the house and benefits from an en suite shower room.

Outside there is a double width block paved driveway, raised decorative stone area with sleepers, path to side gate leading to the 57' x 30' south facing garden with steps to a raised seating area, the remainder is mainly laid to lawn with a garden office to the rear. The garden is enclosed by wood panelled fencing and laurel hedging. There is a garage in a nearby block.

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

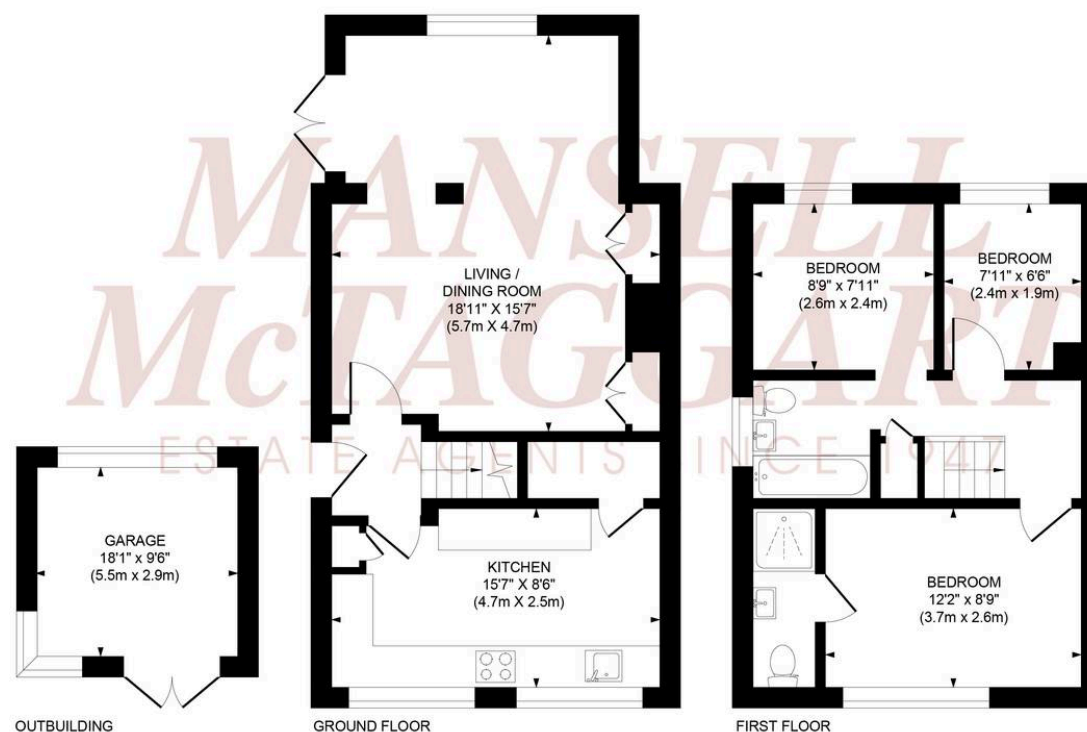


**Approximate Gross Internal Area**

Main House 822 sq. ft / 76.39 sq. m

Outbuildings 86 sq. ft / 7.97 sq. m

Total 908 sq. ft / 84.36 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.

## Mansell McTaggart Burgess Hill

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