



MANSELL
McTAGGART
FOR SALE

**MANSELL
McTAGGART**
Trusted since 1947



68 Curf Way, Burgess Hill RH15 0GE
£550,000 Freehold



68 Curf Way

A particularly spacious and neutrally decorated 4 double bedroom semi detached house built to a Victorian style with a deep square bay window with attractive stone moulded window sills. The property is arranged over 3 floors built by Croudace Homes in 2021 to the Bramley design. Situated in this popular residential area on the eastern side of town within easy walking distance of a selection of convenience shops, schools and Wivelsfield station. The town centre and Burgess Hill mainline station are 1.2 miles away.

The accommodation includes an entrance hall with stairs to the first floor. The bay fronted living room faces the front and has access to the undertairs cupboard.

- Entrance Hall & Cloakroom/WC
- Living Room
- Kitchen/Dining Room
- Master Bedroom & Ensuite
- Further Double Bedroom
- 2 Second Floor Double Bedrooms & Family Bathroom
- Private Driveway & Garage
- South Facing Rear Garden
- Council Tax Band E & EPC Rating B



68 Curf Way

Double doors open to the cloakroom/wc and a kitchen/dining room that spans the rear of the house with double doors that open onto the garden. The kitchen is fitted with a range of cupboards/drawers and integrated appliances to include an AEG electric induction hob, a double oven, a dishwasher, a washing machine and a fridge/freezer.

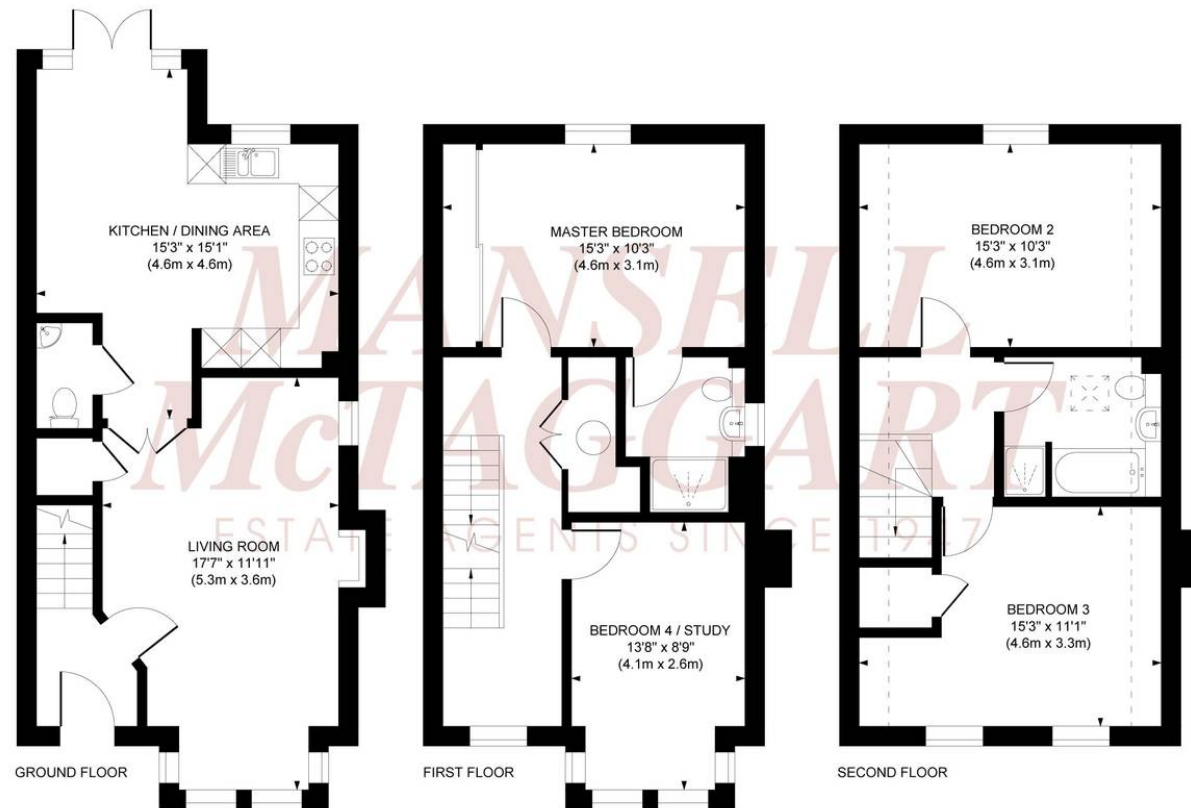
On the first floor there is a large airing cupboard, a master bedroom with built in wardrobes and a good size ensuite shower room. There is a further double bedroom on this floor with a bay window. On the 2nd floor there is a hatch to a fully insulated loft space and access to 2 more double bedrooms. A good size bathroom with the benefit of a separate shower cubicle.

Outside a private block paved driveway provides parking for 2 cars and leads to the pitched roof garage with a pedestrian door to the garden. The 40' x 27' max narrowing to 17' south facing rear garden has been designed for ease of maintenance, laid to composite decking with the remainder laid to paving with interspersed raised sleeper beds with shrubs and fruit trees. Outside tap. Side gate.

Benefits include gas fired central heating (the Ideal boiler is located in the kitchen), uPVC framed double glazed windows, and the remainder of the NHBC guarantee (6 years). There is a community charge for the development of approximately £300.



Approximate Gross Internal Area
1419 sq. ft / 131.82 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

Mansell McTaggart, 20 Station Road, Burgess Hill – RH15 9DJ

01444 235665

bh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/burgesshill

**MANSELL
McTAGGART**
— Trusted since 1947 —

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.