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**83 Dunstall Avenue, Burgess Hill, West Sussex, RH15 8PJ**  
**£385,000**



## 83 Dunstall Avenue

Burgess Hill, West Sussex, RH15 8PJ

2 double bedroom semi detached bungalow built in the 1950's in which our vendors have lived since 2009. A particular feature is the wonderful 130' rear garden. Parking for 2/3 cars with a shared drive to garage.

Dunstall Avenue is situated on the northern side of town offering easy access to the A23, The Triangle Leisure Centre and nearby schools. The town centre/mainline station is 1 mile away.

- Enclosed Porch
- Reception Hall
- Living/Dining Room
- Kitchen
- 2 Bedrooms
- Shower Room
- Hardstanding
- Shared Driveway & Garage
- Large 130' Rear Garden



## 83 Dunstall Avenue

The accommodation comprises an enclosed entrance porch opening to a reception hall with space for a table and chairs. The bay fronted living/dining room faces the front. There is a double bedroom and a kitchen with door to the garden, fitted with white cupboards and integrated cooking appliances.

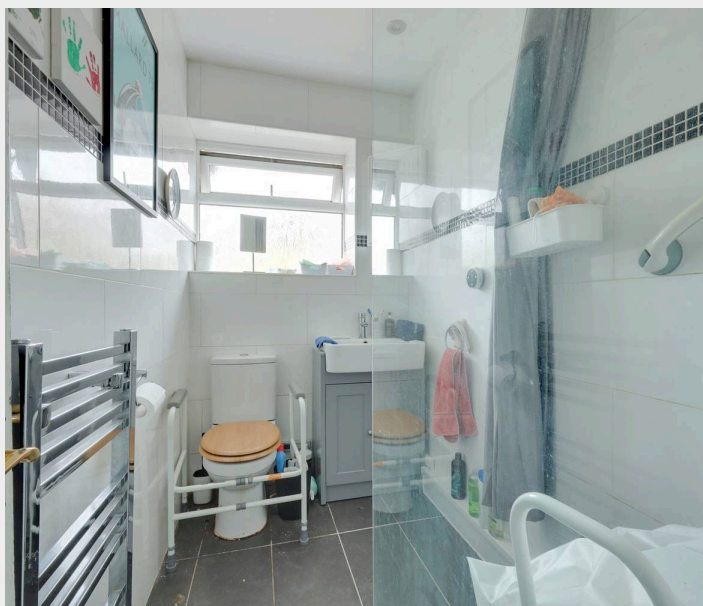
From an inner hallway, there is a hatch to the loft, a double bedroom and shower room. There is potential to convert the loft STPP.

Outside, a pebble stone hard standing provides parking for 2/3 cars. A shared driveway leads to the garage with pedestrian door. A side gate opens to the north facing 130' x 20' rear garden. A paved patio abuts the bungalow with tap and power leading to a timber deck. Steps to a 3rd patio with summer house. Large expanse of lawn flanked by colourful borders with feature willow tree, stepping stone path to a shed and greenhouse.

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

Council Tax band: D

Tenure: Freehold



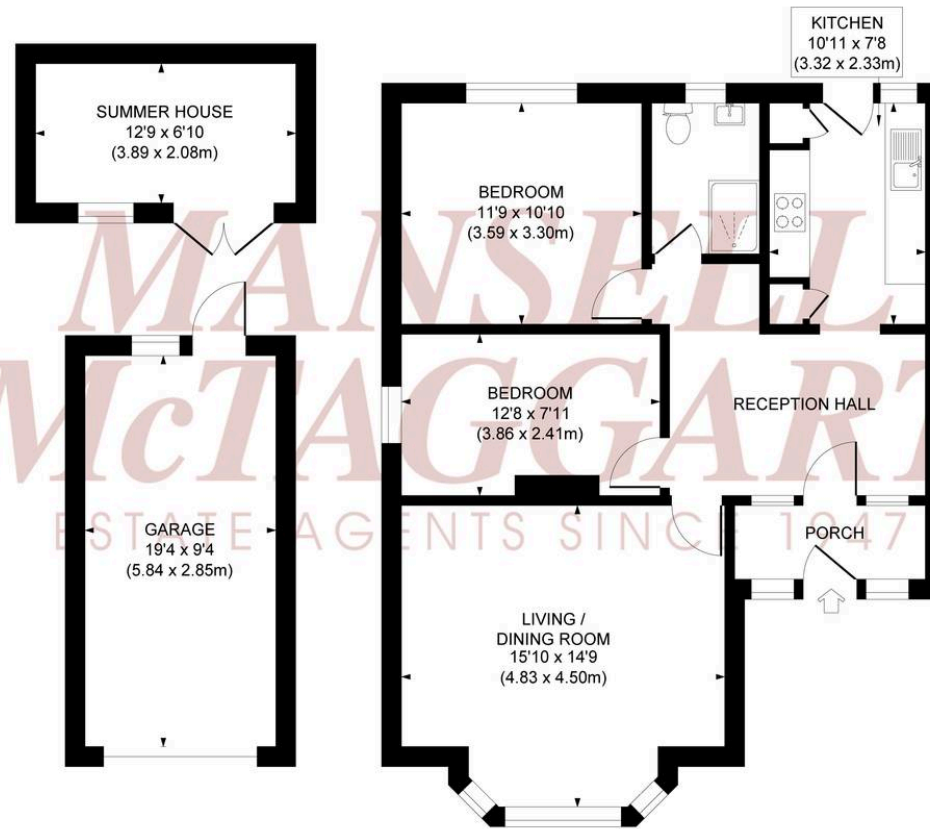
**Approximate Gross Internal Area**

Main House 754 sq. ft / 70.09 sq. m

Summer House 87 sq. ft / 8.09 sq. m

Garage 179 sq. ft / 16.64 sq. m

Total 1,020 sq. ft / 94.82 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

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