



**MANSELL
McTAGGART**
Trusted since 1947



55 Denham Road, Burgess Hill, West Sussex, RH15 9TE
£360,000



55 Denham Road

Spacious 4 bedroom semi detached house built in the 1950s, requiring modernisation and presented with vacant possession. 2 reception rooms, cloakroom/WC, private drive and large rear garden.

Situated in this established road overlooking a play park/ green. Shops, Schools and a Doctors surgery are all a short walk away. The town centre is 1.1 miles away and the Mainline Railway Station in 1.4 miles away.

The accommodation comprises an entrance hall with stairs rising to the first floor landing with a built in understairs storage cupboard, a lounge with a feature cast iron fireplace and a kitchen/ breakfast room. A rear lobby with space and plumbing for a washing machine, door to the side, separate WC and a dining room with doors to the rear garden.

On the first floor landing there is a hatch to loft space, a window to the side aspect and an airing cupboard housing the gas fired combination boiler. There are 4 bedrooms, a bathroom and a separate WC.



55 Denham Road

Burgess Hill, Burgess Hill

On the first floor landing there is a hatch to loft space, a window to the side aspect and an airing cupboard housing the gas fired combination boiler.

There are 4 bedrooms, a bathroom and a separate WC.

Outside, a private driveway is flanked by a good size area of lawn. A side gate opens to the north facing 68' x 25' rear garden which is mainly laid to patio and lawn. Outside tap.

12'10 x 6'7 brick OUTHOUSE which would be ideal for a number of uses.

Benefits include gas fired central heating to radiators and uPVC framed double glazed windows.

Council Tax band: C

Tenure: Freehold

- Entrance Hall
- Kitchen/ Breakfast Room
- Dining Room
- Living Room
- Downstairs WC
- 4 Good Sized Bedrooms
- Bathroom/ WC
- Driveway
- Large Rear Garden & Outhouse
- Modernisation Required & Vacant Possession

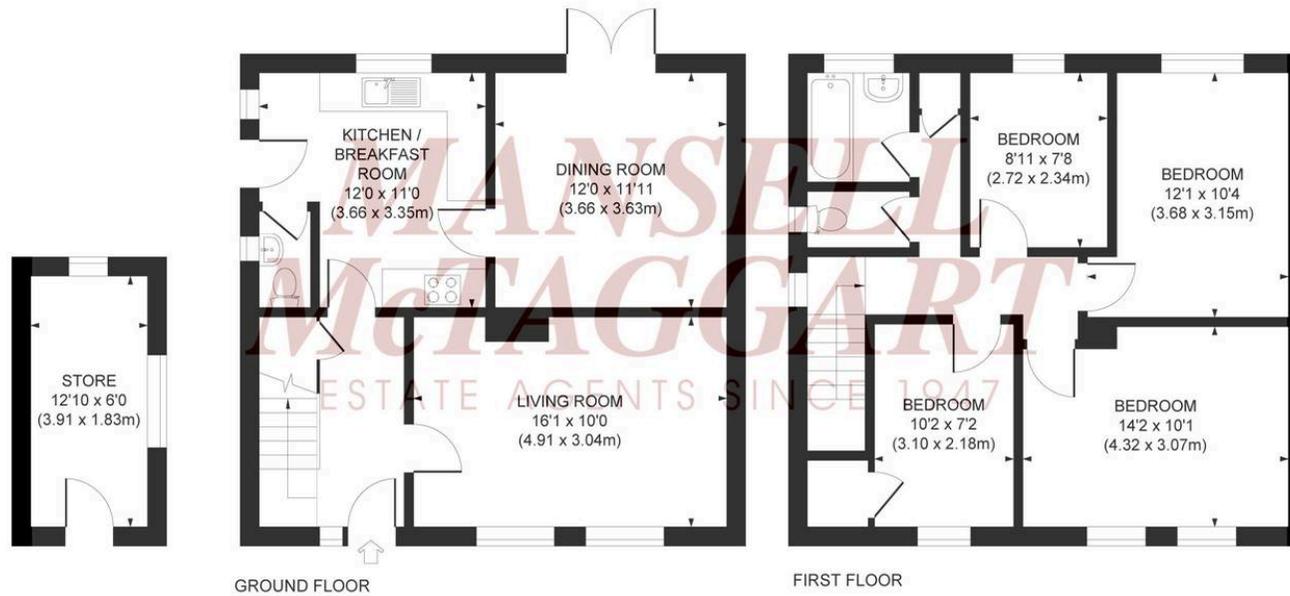


Approximate Gross Internal Area

Main House 1,133 sq. ft / 105.28 sq. m

Store 77 sq. ft / 7.15 sq. m

Total 1210 sq. ft / 112.43 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.