



**MANSELL  
McTAGGART**  
Trusted since 1947



**10 Ruspers, Burgess Hill RH15 0EB**  
**£450,000 Freehold**



## 10 Ruspers

A very well presented 3 double bedroom semi-detached house with a single storey extension added off the living room, completed in 2022 and a part garage conversion in 2017 creating a useful utility room. There is a double width driveway and a low maintenance south west facing rear garden.

The property is situated in Ruspers towards the end of the close with Birchwood Grove Primary School, children's play parks and a Co-Op convenience store all within a short walk.

- Entrance Hall & Cloakroom
- Extended Living/Dining Room
- Kitchen & Utility Room
- 3 Double Bedrooms & Family Bathroom
- South West Facing Rear Garden
- Double Width Driveway
- Council Tax Band D & EPC Rating D



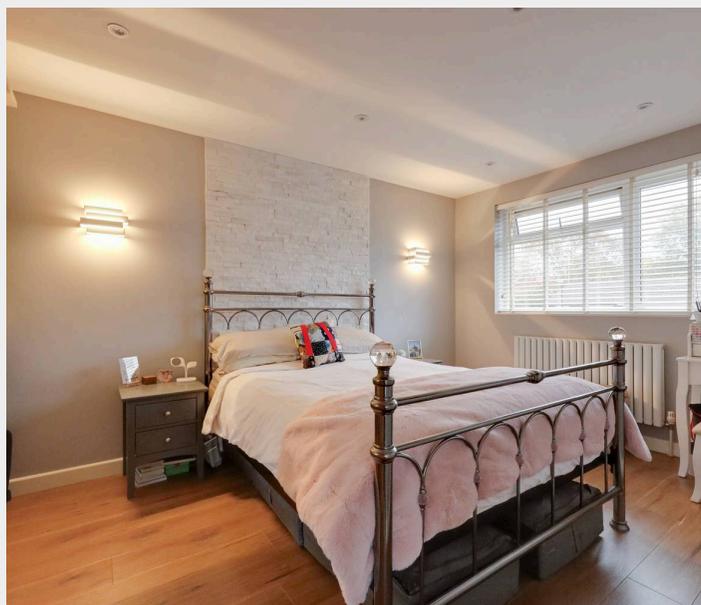
## 10 Ruspers

The accommodation includes an entrance hall with a cloakroom leading off it. Double doors lead into the spacious dining area with stairs to first floor and a door with a step down to the utility room with plumbing and space for a washing machine and tumble dryer. The living room area has been extended to the rear with double doors leading to the rear garden and a sky lantern. The modern kitchen is well fitted with integrated appliances to include Bosch ovens, induction hob, microwave, AEG dishwasher and an under counter fridge, granite work surfaces and door to rear garden.

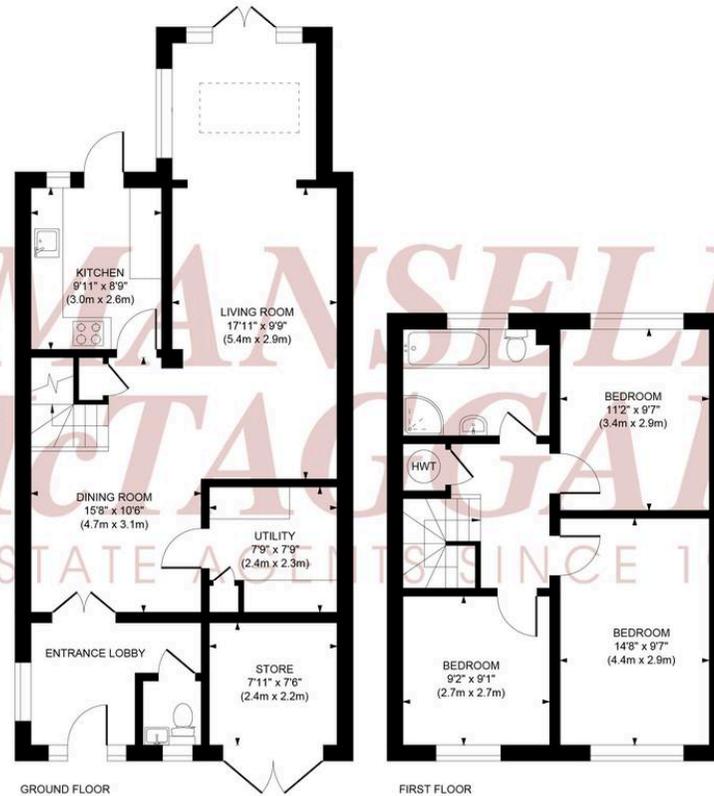
Stairs to the first floor with a hatch to the loft space with pull down ladder, airing cupboard. There are 3 double bedrooms and a bath/shower room.

Outside, there is a double width driveway and small storage area (formerly part of the garage). A side access gate leads round to the 34' x 24' south west facing rear garden with a composite decked area adjoining the house with the remainder laid to Astroturf and flanked with borders. Outside tap and security lighting.

Benefits include gas fired central heating (the boiler is located in the airing cupboard), underfloor heating to the ground floor (with the exception of the utility room), oak veneer internal doors and uPVC framed double glazed windows.



Approximate Gross Internal Area  
1213 sq. ft / 112.70 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](mailto:bh@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/burgesshill](http://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.