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**55 Kings Way, Burgess Hill, West Sussex, RH15 0TP**  
**£340,000**



## 55 Kings Way

### Burgess Hill

An immaculately presented and spacious 2 double bedroom mid terraced house with a garage, having been tastefully modernised by our current owners who purchased the property in 2013. The property was built in 1984 by Sunley Homes and is our vendors are suited with their onward purchase.

Kings Way is a sought-after close that forms part of the Folders Lane Development, close to open fields but also within 0.7 mile of 2 primary schools. The mainline railway station is within 1 mile.

The accommodation includes an entrance hall with stairs to the first floor and a dual aspect lounge/dining room with a door to the rear garden. The kitchen was refitted in 2018 by Howdens and finished with cream gloss cupboards complemented with oak effect laminate worktops and integrated cooking appliances.

On the first-floor landing there is a hatch to loft space with pull down ladder and an airing cupboard. Both bedrooms are generous doubles with the master benefitting from fitted sliding wardrobes. The bathroom has been fitted with a white suite.



# 55 Kings Way

## Burgess Hill

Outside there is a front garden laid to lawn with a rear gate to the well-tended and landscaped south facing 35' x 18' rear garden. A paved patio abuts the property and makes an ideal entertaining area and a paved path leads to an area of lawn flanked by pebble stone borders. Timber insulated shed, is an ideal home office fitted with light and power. 2 garden storage sheds. A gate from the rear path opens to the Green Circle path leading to Ditchling Common Nature Reserve.

A garage is situated to the left-hand side of the terrace and the garage is located 2nd from the end with dark blue door and there is a parking space directly in front. On street parking is also available. Benefits include gas fired central heating (the Worcester boiler is located in the kitchen) and uPVC framed double glazed windows. New front door 2020 installed by Clearview Doors & Windows.

Council Tax band: C Tenure: Freehold

- Entrance Hall
- Living/Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Garage in Block
- Parking Space
- South Facing Rear Garden
- Vendor Suited
- EPC Rating C



**Approximate Gross Internal Area** N

Main House 736 sq. ft / 68.37 sq. m  
Garage 142 sq. ft / 13.19 sq. m  
Outbuilding 74 sq. ft / 6.84 sq. m  
Total 952 sq. ft / 88.40 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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