

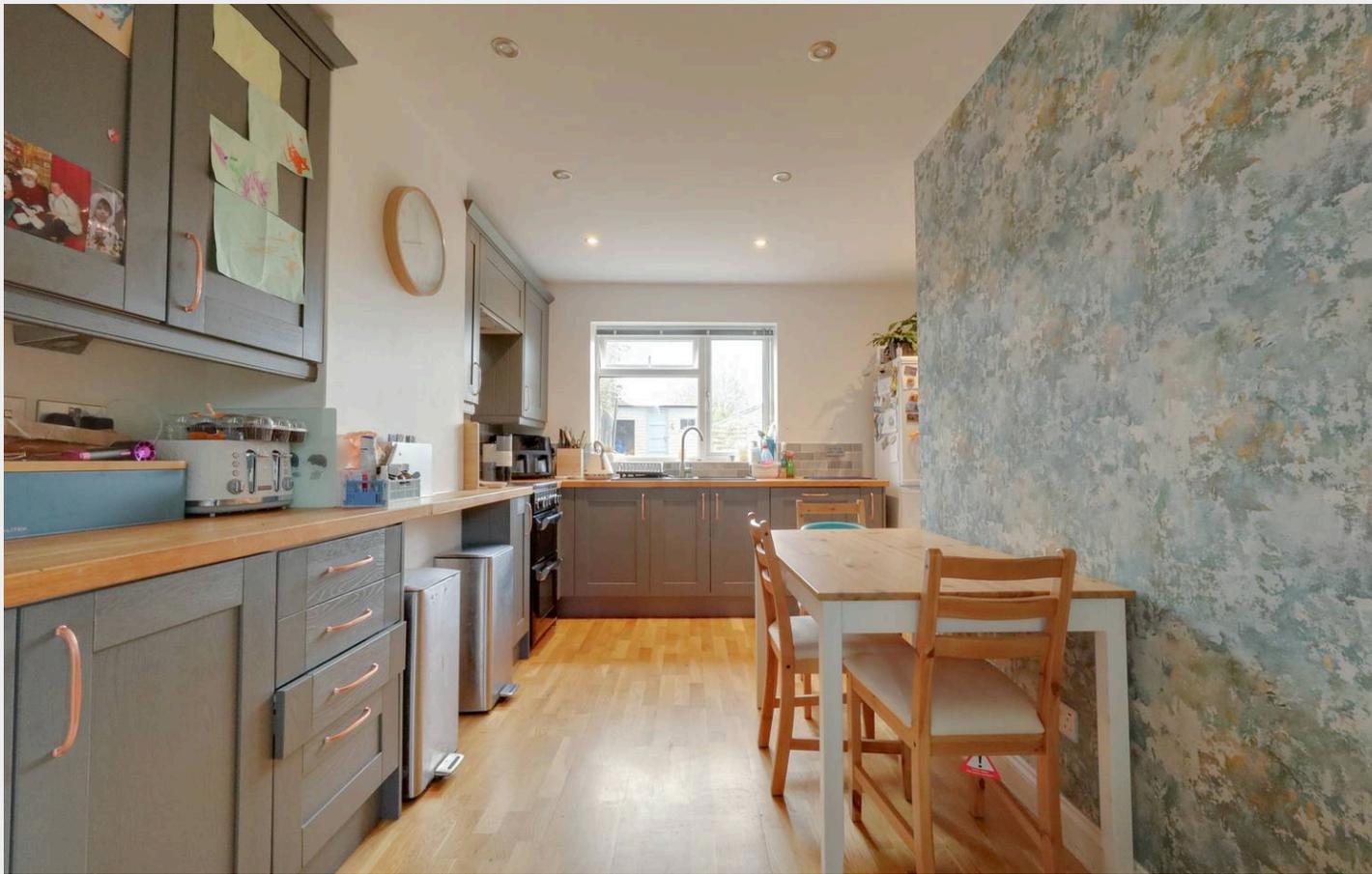


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**80 St. Andrews Road, Burgess Hill, West Sussex, RH15 0PH**

Guide Price **£375,000 – £385,000**



## 80 St. Andrews Road

Burgess Hill, West Sussex, RH15 0PH

A spacious 3 bedroom mid terrace house having been extensively modernised to include a new roof in 2025 with the benefit of a good size south facing rear garden and a **useful home office**.

The property occupies a prominent position in this established close overlooking a small green, within a short walk of Wivelsfield Station, Manor Field Primary School and a parade of shops. The town centre is 1.1 miles away.

The accommodation includes an entrance hall with stairs to the first floor. The living room is dual aspect with double doors to the rear garden. The kitchen/dining room has been refitted with dark grey cupboards complemented by grey tiles and beech worksurfaces. Integrated dishwasher.

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- 3 Bedrooms
- Bathroom
- Layby Parking
- South Facing Rear Garden
- Home Office
- Council Tax Band C
- EPC Rating C



# 80 St. Andrews Road

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From the landing a window overlooks the rear garden and the loft space is boarded. The master bedroom has a deep walk-in wardrobe, there are 2 further bedrooms and a bathroom refitted with a white suite and contemporary grey tiles.

Outside there is ample parking available in the layby within the close. A shared (with neighbour) covered side access leads to the south facing 53' x 24' rear garden. A full width patio abuts the house with a utility outhouse with plumbing for a washing machine. The remainder is laid to lawn with a raised timber verandah, shed and store. Outside tap and lights. HOME OFFICE; double glazed window and door, fully plastered, power and light.

Benefits include gas fired central heating (the Glow-worm combination boiler, serviced annually is located in the 3rd bedroom) and uPVC framed double glazed windows. Re-wired in 2023 and Re-roofed in 2025. PIV air circulation unit.

Council Tax band: C

Tenure: Freehold

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# St. Andrews Road, Burgess Hill, West Sussex, RH15

Approximate Gross Internal Area = 871 sq ft / 80.9 sq m

Outbuilding = 78 sq ft / 7.3 sq m

Total = 949 sq ft / 88.2 sq m

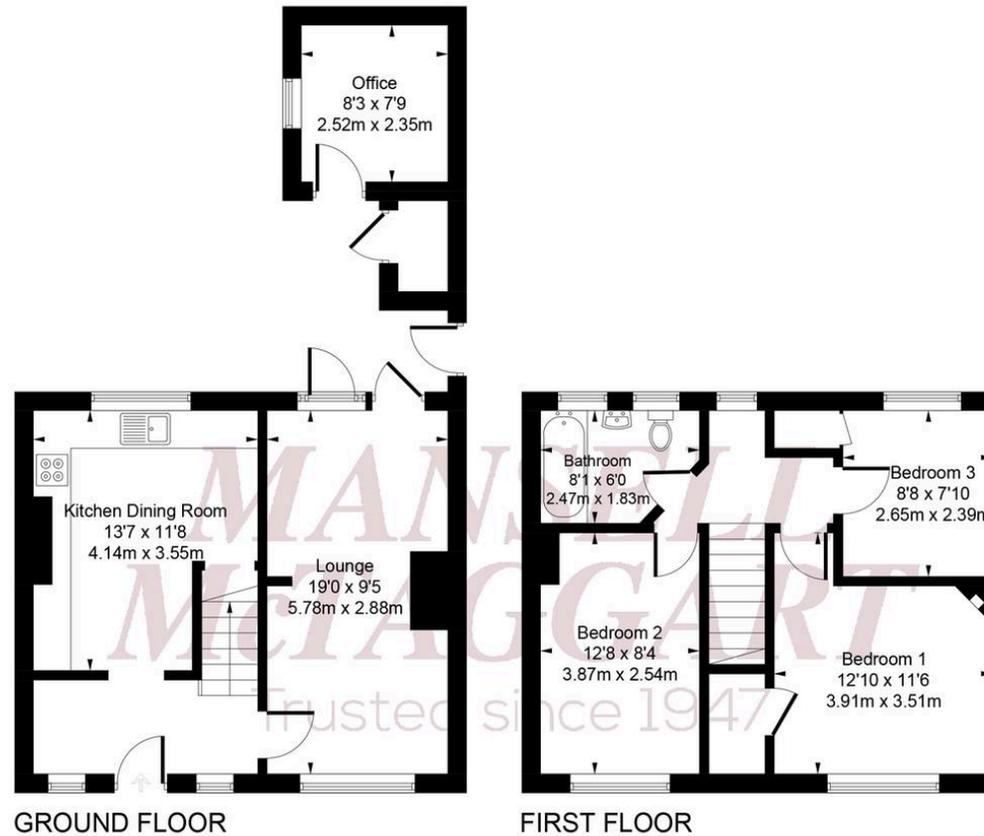


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID988287)

## Mansell McTaggart Burgess Hill

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