



**MANSELL
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66 Meadow Lane, Burgess Hill RH15 9JE
£600,000 Freehold



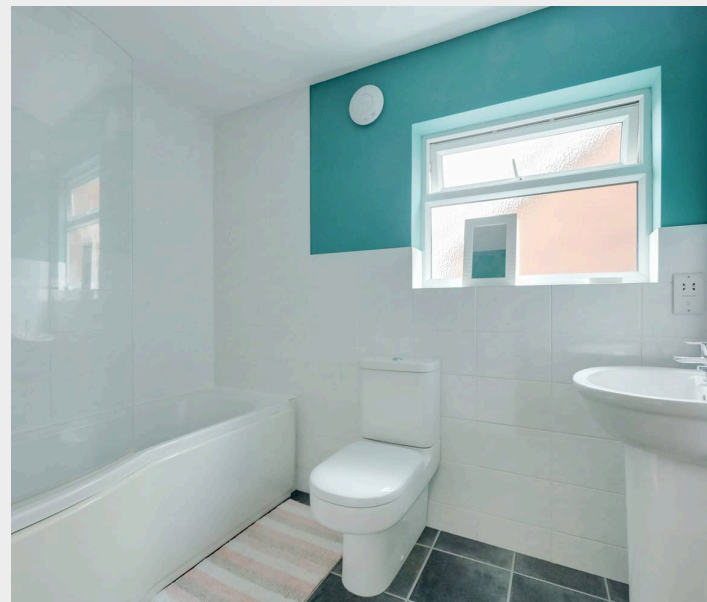
66 Meadow Lane

A particularly spacious (1501 sq.ft) 4 double bedroom and 2 bath/shower room detached house built in the late 1960's with a full height rear extension added in 2011. Our vendors have been in residence since 1997. The property benefits from a large living room and a full width kitchen/dining/family room as well as a master bedroom with walk-in wardrobe and ensuite.

Situated in this popular residential road on the southern side of town within an easy walk of schools for all age groups. Open fields are close by and the town centre/mainline station are 0.7 mile away.

Tenure: Freehold

- Entrance Hall & Cloakroom
- Living Room
- Kitchen/Dining/Family Room
- Master Bedroom with Walk-in Wardrobe and Ensuite
- 3 Further Double Bedrooms & Bathroom
- Private Double Driveway & Garage
- West Facing Rear Garden
- Council Tax Band E & EPC Rating C
- Solar Panels



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The accommodation comprises an entrance hall with stairs to the first floor and a cloakroom leading off it. The large bay fronted living room has a square archway opening to the full width kitchen/dining/family room with a door to the side and bifold doors opening to the garden. Good range of cupboards with a Rangemaster cooker.

On the first floor a hatch opens to the boarded loft (not over the extension) with power, light and ladder. The large master bedroom features a walk-in wardrobe and ensuite. There are 3 further double bedrooms and a family bathroom.

Outside a private driveway leads to the garage with electric roller door and pedestrian door. Side gate to the west facing 43' x 32' rear garden. A full width patio abuts the house with a step to a level lawn with fruit trees, raised flower bed and concrete shed. Outside tap.

Benefits include gas fired central heating (the Ideal boiler is located in the kitchen), uPVC framed double glazed windows and solar panels (householder owned) benefitting from a Feed In Tariff of circa £700 per year.

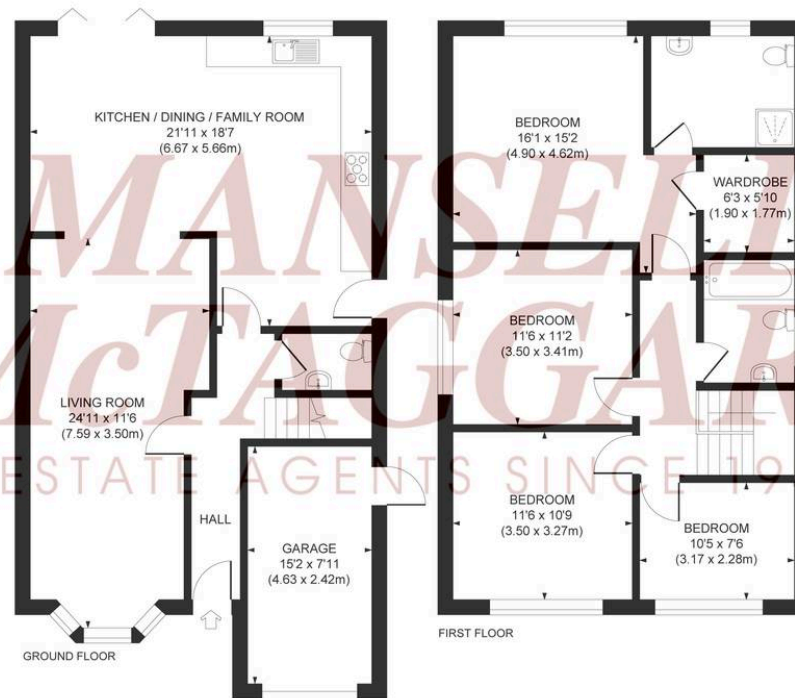


Approximate Gross Internal Area

Main House 1,501 sq. ft / 139.49 sq. m

Garage 120 sq. ft / 11.20 sq. m

Total Area 1,620 sq. ft / 150.69 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.

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