



For Sale: £315,000 Freehold
Millbank, RH15

- Three Bedrooms
- Garage & Driveway
- 23' Living / Dining Room
- West Facing Rear Garden

Arington 

Arington are pleased to offer for sale this three bedroom family home located in a quiet cul-de-sac, within walking distance of Wivelsfield train station, Burgess Hill town centre and Burgess Hill train station. The house is semi detached and benefits from a paved driveway leading to an integral garage, 23' living / dining room with sliding doors opening out to the West facing rear garden, fitted kitchen, family room / playroom / study or 4th bedroom, bathroom with bath and separate shower over, West facing landscaped rear garden with garden shed / workshop with power and light. GFCH. Double glazed. Council Tax Band: D.

Internal

Ground Floor

- Entrance Hall Door to...
- Living / Dining Room Window to the front. Sliding doors opening to a patio area in the rear garden. Coal effect gas fire. Stairs to the first floor. Radiator. Door to...
- Kitchen Fitted with a range of floor and wall units with a marble effect worktop with inset one and half sink with drainer. Space and plumbing for a washing machine, fridge / freezer and dishwasher. Free standing double oven and hob. Part tiled walls. Window to the side. Serving hatch to dining room. Door to...
- Family room / Playroom / study or 4th Bedroom Sliding doors to a patio area in the rear garden. Radiator.
- Garage Up and over door. Power & light.

First Floor

- Landing Stairs from the ground floor. Window to the side. Airing cupboard. Loft hatch to a part boarded loft with light. Cupboard. Doors to...
- Master Bedroom Window to the rear. Radiator.
- Bedroom Wardrobe. Window to the front. Radiator.
- Bedroom Window to the front. Radiator.
- Bathroom Fitted with a white suite comprising of panelled bath with electric shower over, low level WC and pedestal basin. Extractor Fan. Two opaque windows to the rear. Part tiled walls. Radiator.

External

- Front Garden The front garden is mainly laid to a block paved driveway leading to the garage, side gate and front door. The remaining front garden is laid to lawn with established shrub borders.
- Rear Garden The rear garden is West facing and has been landscaped with a patio area adjoining the rear of the house, with a raised area of lawn with a shed / workshop with light and power and ornamental pond beyond.



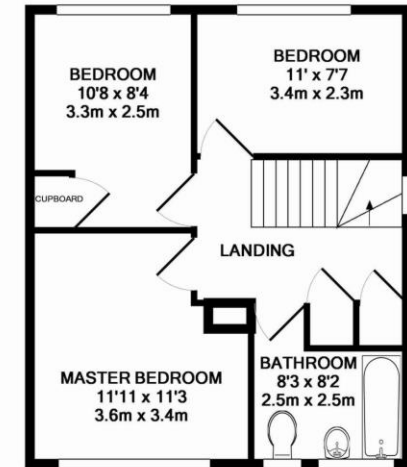
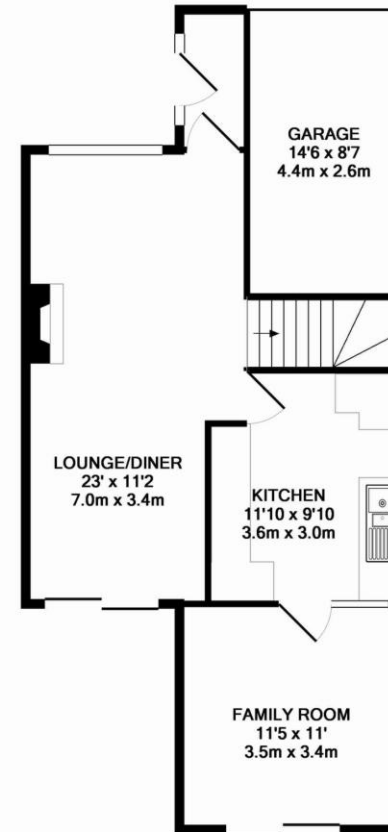
Room Details

Ground Floor

Entrance Hall	7'1" x 3'4" (2.16m x 1.02m)
Living / Dining Room	23'0" max x 11'2" max (7.01m max x 3.40m max)
Kitchen	11'10" x 9'10" (3.61m x 3.00m)
Family room / Playroom / study or 4th Bedroom	11'5" x 11'0" (3.48m x 3.35m)
Garage	14'6" x 8'7" (4.42m x 2.62m)

First Floor

Master Bedroom	11'11" max x 11'3" max (3.63m max x 3.43m max)
Bedroom	10'8" x 8'4" (3.25m x 2.54m)
Bedroom	11'0" x 7'7" (3.35m x 2.31m)
Bathroom	8'2" x 8'3" (2.49m x 2.51m)



TOTAL APPROX. FLOOR AREA 100.5 SQ.M. (1082 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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