



Chapel Cottage

182 Leylands Road, Burgess Hill, West Sussex, RH15 8HS



Mark Revill & Co

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Guide Price £795,000 - Freehold

This unique property was formerly associated with a chapel, dating from 1850 with later extensions and improvements carried out over the years, with the most recent being completed in 2016. The deceptively spacious accommodation now incorporates 4 bedrooms, a superb reception hall, open plan sitting/dining and kitchen area with connecting corridor to an indoor swimming pool complex with adjacent shower room, wc and sauna. The property further benefits from a utility room, wet room, family bathroom together with underfloor heating throughout. The property is approached by a block paved driveway providing off road parking and twin gates provide wide access to the side of the property leading to a landscaped rear terrace between the principle reception room and swimming pool complex. Further, to the rear is a vegetable garden and substantial timber built home office, with independent heating and broadband connection - ideal for anyone working from home.

Situated in this popular established location just a short walk to local shops, Manor Field Primary School and Wivelsfield mainline railway station offering a good service to central London (Victoria 1 hour) and the south coast. Burgess Hill town centre is within easy reach providing a comprehensive range of shops and restaurants with leisure facilities at the nearby Triangle Leisure Centre and St Johns Park with its tennis courts. Improved road connections provide quick access to the A23, with Gatwick Airport just over 16 miles to the north and the cosmopolitan city of Brighton is about 12 miles to the south.







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

2589.80 ft²
240.60 m²

Reduced headroom

1.56 ft²
0.14 m²

(1) Excluding balconies and terraces

Reduced headroom
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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