



233 Chanctonbury Road
Burgess Hill, RH15 9HG



Mark Revill & Co

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Guide Price £350,000

This most attractive bay fronted semi-detached bungalow has been tastefully refurbished throughout having the benefit of gas fired central heating and double glazed replacement windows. This excellent bungalow offers bright, spacious and extremely well presented accommodation incorporating 2 double bedrooms, a refitted wet room, fine living room with bay window and contemporary fireplace and an excellent comprehensively fitted kitchen/dining room complete with appliances. There is a detached garage plus parking to the front for 2 vehicles and the delightful easily managed rear garden enjoys a favoured southerly aspect extending to about 52 feet in length arranged with a paved sun terrace and level lawn.

Situated in this very popular mature location within a short walk of a Tesco Superstore and within easy reach of the town centre with its wide range of shops, array of restaurants and mainline station offering an excellent service to central London (Victoria/London Bridge 53-55 minutes). The A23 is just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 17.3 miles to the north and the cosmopolitan city of Brighton and the coast is just under 10 miles to the south. The South Downs National Park is within easy reach offering a beautiful natural venue for countryside walking.



Entrance Lobby Double glazed front door and side screen. Double glazed door to:

Hall Hatch to good size loft space **offering excellent scope for enlargement/extension** if desired, subject to obtaining the usual planning consents. Radiator.

Living Room 16' into bay x 12'4" (4.88m x 3.76m) Feature polished stone contemporary fireplace with fitted coal effect electric fire. TV aerial point. 4 wall light points. Telephone point. Wide double glazed bay window to front. Radiator.

Excellent Kitchen/Dining Room 19'4" x 8'9" (5.89m x 2.67m) Comprehensively fitted with a quality range of white high gloss fronted units with laminate work surfaces and upstands comprising inset composite sink with mixer tap, adjacent L shaped worktop, cupboards, deep drawers and integrated **dishwasher** under. Fitted **4 ring induction hob** with extractor hood over flanked by wall cupboards, cupboard housing Worcester gas boiler. Built-in **electric oven**, cupboard under and over. Integrated tall **fridge** and **freezer**, adjacent tall storage cupboard. Matching worktop, cupboards, drawers, space and plumbing for washing machine under, further range of wall cupboards. Ample space for dining table. Ceiling downlighters. 3 double glazed windows. Radiator. Double glazed door to rear garden.

Bedroom 1 12' x 11'2" (3.66m x 3.40m) Double glazed window. Radiator.

Bedroom 2 10'7" x 9' (3.23m x 2.74m) Double glazed casement doors to rear garden. Radiator.

Wet Room Walk-in shower area with Mira electric fitment, fitted rail and curtain, basin with single lever mixer tap, drawer beneath, close coupled wc. Wall mounted convector heater. Double glazed window. Ceiling downlighter. Fully tiled walls. Non slip waterproof vinyl flooring.

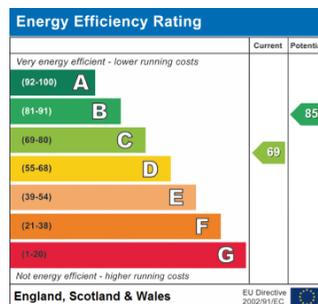
OUTSIDE

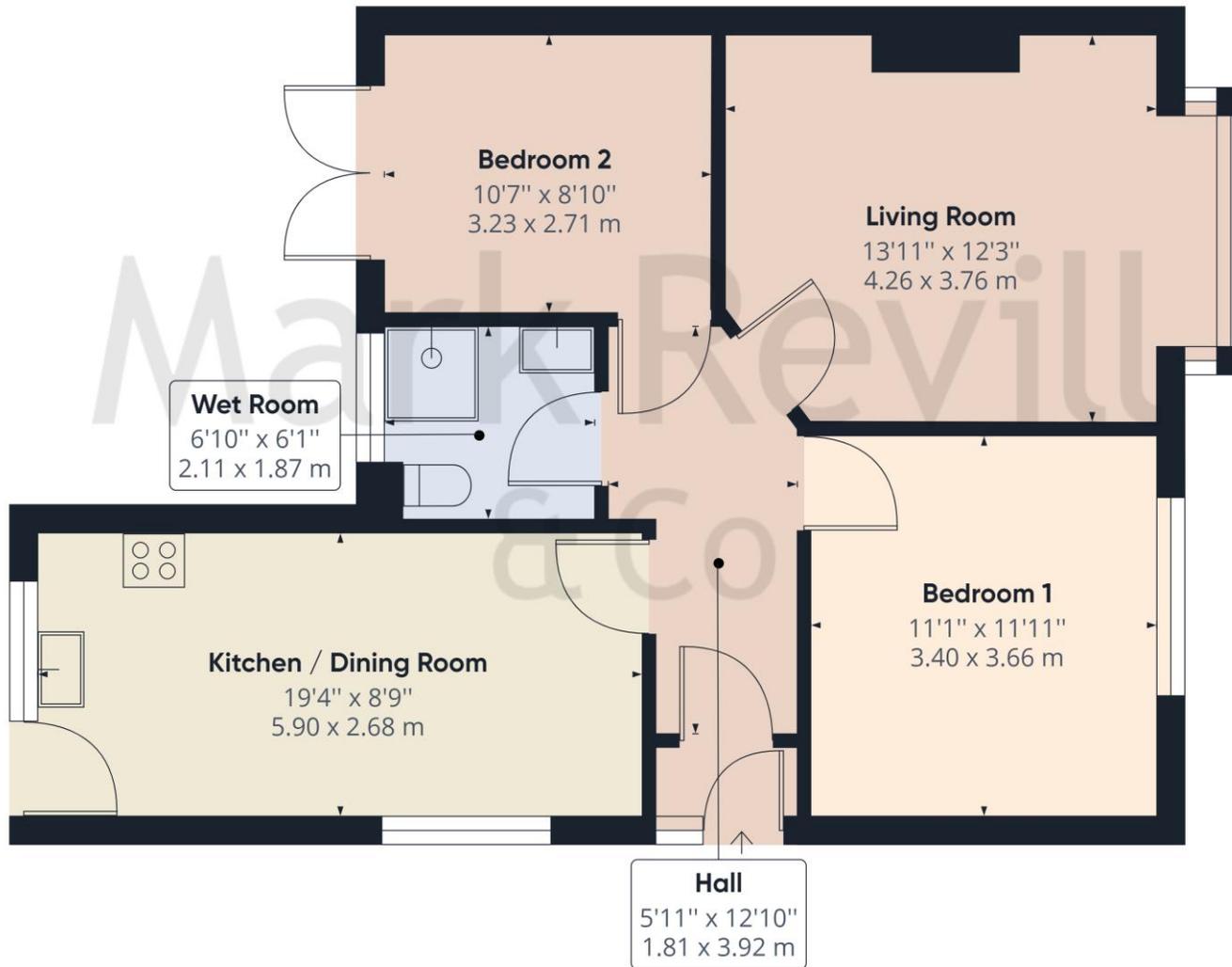
Detached Garage About 19'6" x 9'6" (5.94m x 2.90m) Double doors. Adjacent parking space.

Further Parking Area to the Front Offering space for 2 vehicles.

Front Garden Neatly laid to lawn with shrub bed planted with evergreen and lavender.

Attractive South Facing Rear Garden About 52 feet (15.85m) in length. Level and easily managed, arranged with paved sun terrace adjacent to the bungalow opening to a level lawn flanked by colourful flower borders with bottle brush, acer, specimen tree etc. The garden is fully enclosed by close boarded fencing. Gate to drive.





Approximate total area⁽¹⁾
713.04 ft²
66.24 m²

(1) Excluding balconies and terraces

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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