



# Holroyd

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## Royal George Road, Burgess Hill

£375,000



# Royal George Road, Burgess Hill

\*VENDOR SUITED \* SOUTH FACING REAR GARDEN \*\*\* WALK-THROUGH VIDEO TOUR - This is an outstanding 3 bedroom end-of-terrace family home located on the West Side of Burgess Hill with convenient access to the Triangle Leisure Centre, St. Johns Park and Burgess Hill town centre. The property benefits from windows replaced in 2021 and has been tastefully decorated throughout and in brief comprises a living room, dining room, kitchen, 3 bedrooms and family bathroom. To the rear of the property is an enclosed south facing garden with off street parking and garage en bloc.

- South Facing Garden
- Garage En Bloc
- 3 Bedroom Family Home
- Windows Replaced in 2021
- End of Terrace
- Council Tax Band: C

GROUND FLOOR:

**PORCH:**  
Steps from the front garden leading to the front door. Double glazed windows to the front and side. Door to...

**ENTRANCE HALL:**  
Large storage cupboard. Stairs to the first floor landing. Radiator. Doors to...

**KITCHEN:**  
Fitted with an attractive range of floor and wall units with inset stainless steel one and a half bowl sink and drainer with mixer tap. Integrated four ring gas hob and electric oven with extractor hood over. Integrated dishwasher. Appliance space and connections for an under counter fridge, full size fridge/freezer and washing machine. Double glazed window to front aspect. Radiator. Part tiled walls.

**LIVING ROOM:**  
Double glazed window and additional door to the side aspect. TV point. Radiator. Tri-folding doors to...

**DINING ROOM:**  
'French style' doors opening to the rear garden. Double glazed window to rear aspect. Radiator.

FIRST FLOOR:

**LANDING:**  
Stairs from the ground floor. Hatch with a pull down ladder providing access to the part boarded loft. Doors to...

**BEDROOM 1:**  
Double glazed window to rear aspect. Radiator.

**BEDROOM 2:**  
Double glazed window to front aspect. Radiator.

**BEDROOM 3:**  
Double glazed window to rear aspect. Radiator.

**BATHROOM:**  
Modern white suite comprising of a panelled bath with independent shower above, wash basin and low level WC. Double glazed window to front aspect. Heated towel rail. Extractor fan. Tiled walls.

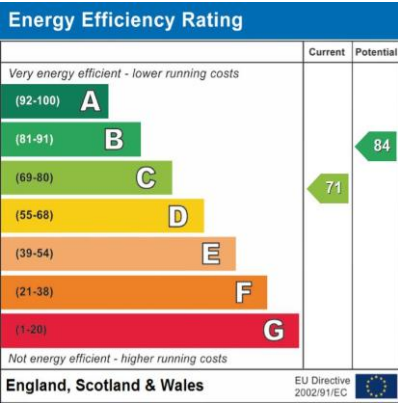
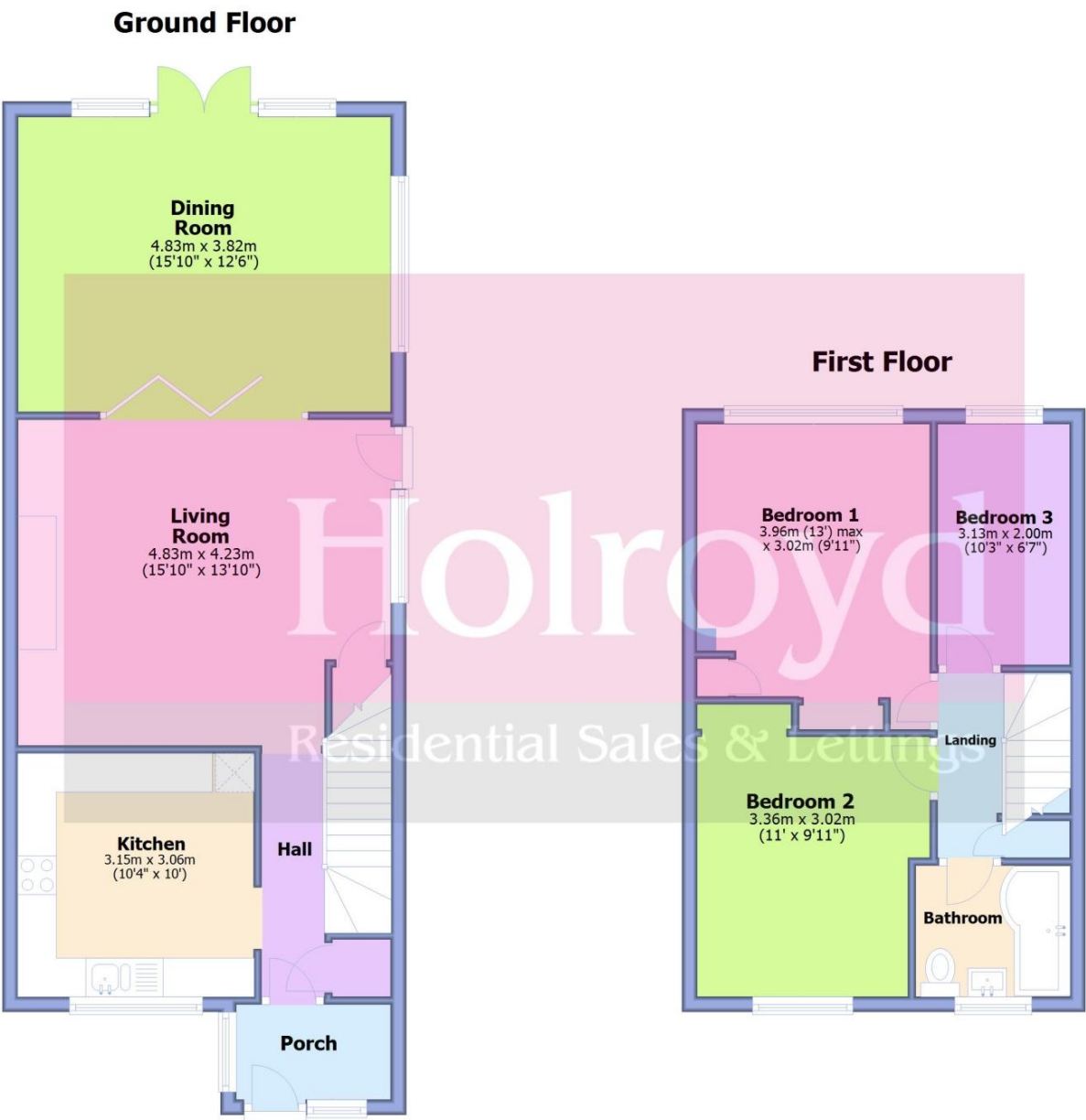
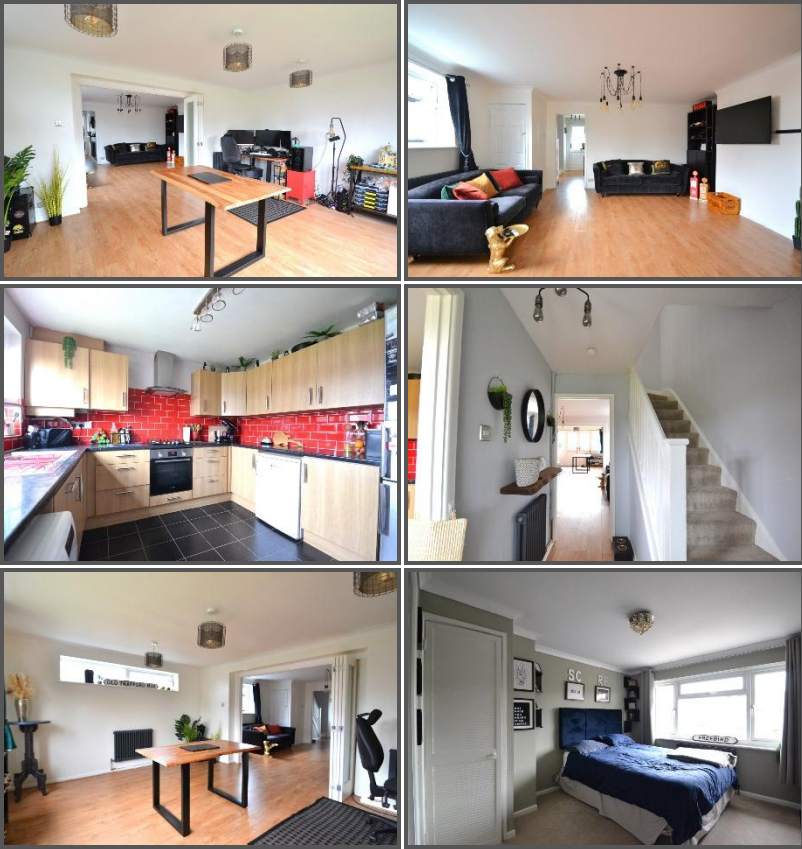
OUTSIDE:

**FRONT GARDEN:**  
Mainly laid to lawn with a pathway leading to the front of the property.

**REAR GARDEN:**  
Enclosed south facing rear garden which is mainly laid to lawn with an additional entertaining area adjoining the side of the property. Rear gated access to the parking area.

**PARKING:**  
Parking is available to the rear of the property and is accessible via the shared driveway.

**GARAGE:**  
Up and over door to the front.



DISCLAIMER PROPERTY DETAILS  
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.