



# Holroyd

Residential Sales & Lettings



Royal George Road, Burgess Hill

£400,000

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# Royal George Road,

This is a well presented 3 bedroom end of terrace family home on the West Side of Burgess Hill with convenient access to the Triangle Leisure Centre, St. Johns Park and mainline train station. The property has been tastefully decorated throughout and in brief comprises a lounge, 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 End of Terrace
- Windows Replaced in 2021
- Council Tax Band: C

## FIRST FLOOR:

### FRONT PORCH:

Steps up from the front garden leading to the front door. Double glazed window to the front and side aspect. Door to...

### ENTRANCE HALL:

Large storage cupboard. Stairs to first floor. 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 undercounter fridge, full size fridge/freezer and washing machine. Double glazed window to front aspect. Radiator. Part tiled walls.

### LIVING ROOM:

Double glazed window and door to side aspect. TV point. Radiator. Tri-folding doors to...

### DINING ROOM:

'French style' doors to rear garden. Double glazed windows to the rear aspect. Radiator.

## FIRST FLOOR:

## LANDING:

Stairs from ground floor. Access to partially boarded loft with ladder. Doors to...

### BEDROOM 1:

Double glazed window to the rear aspect. Radiator.

### BEDROOM 2:

Double glazed window to the front aspect. Radiator.

### BEDROOM 3:

Double glazed window to the 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:

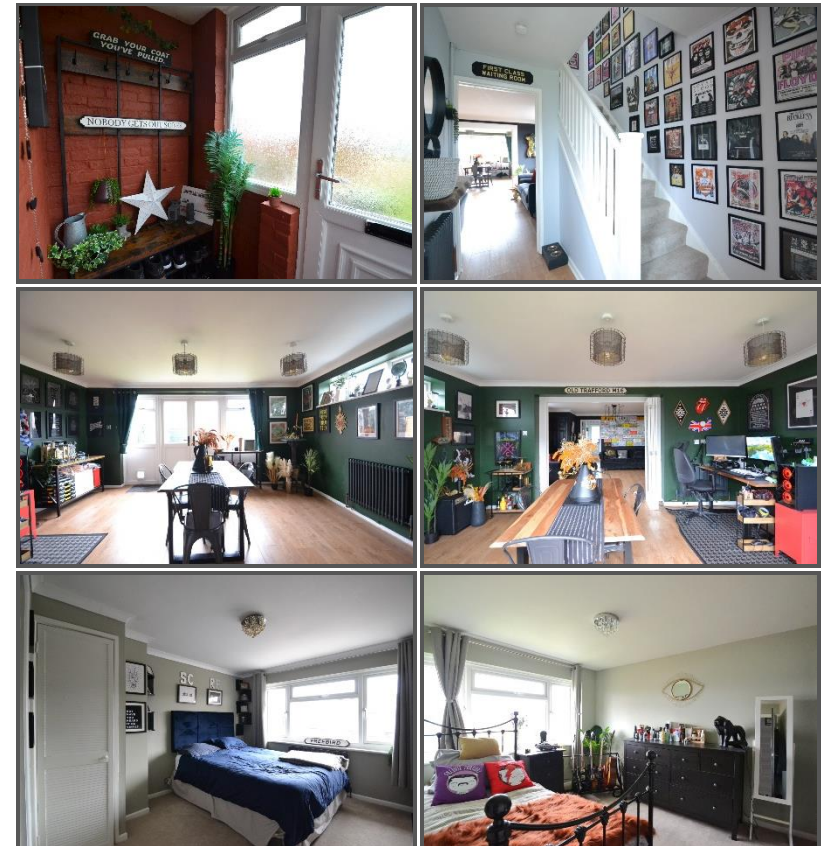
Mainly laid to lawn with pathway leading to the front of the property.

### REAR GARDEN:

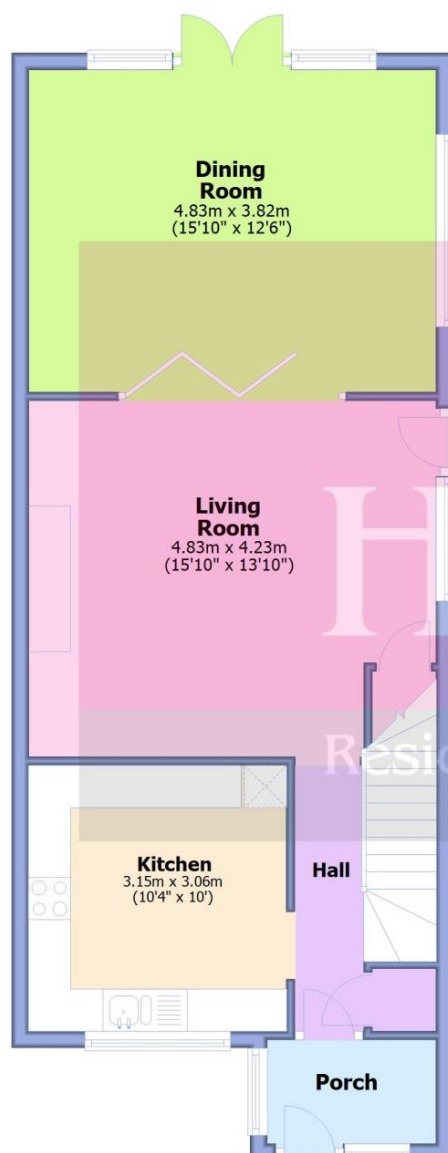
Enclosed south facing rear garden mainly laid to lawn with an entertaining area adjoining to the side of the property. Rear gated access to parking area.

## PARKING:

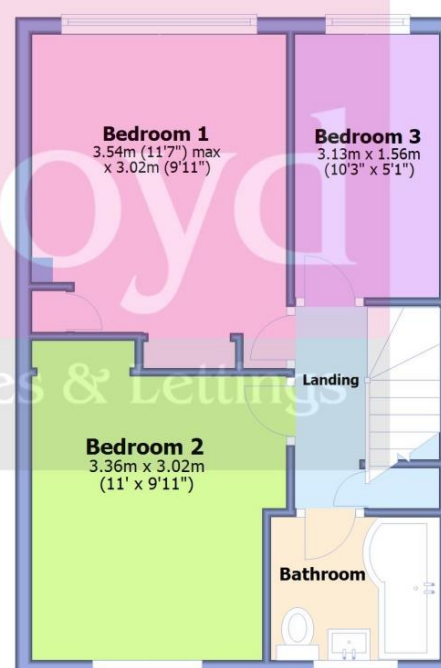
Parking is available to the rear of the property and is accessible via the shared driveway.



## Ground Floor



## First Floor



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.