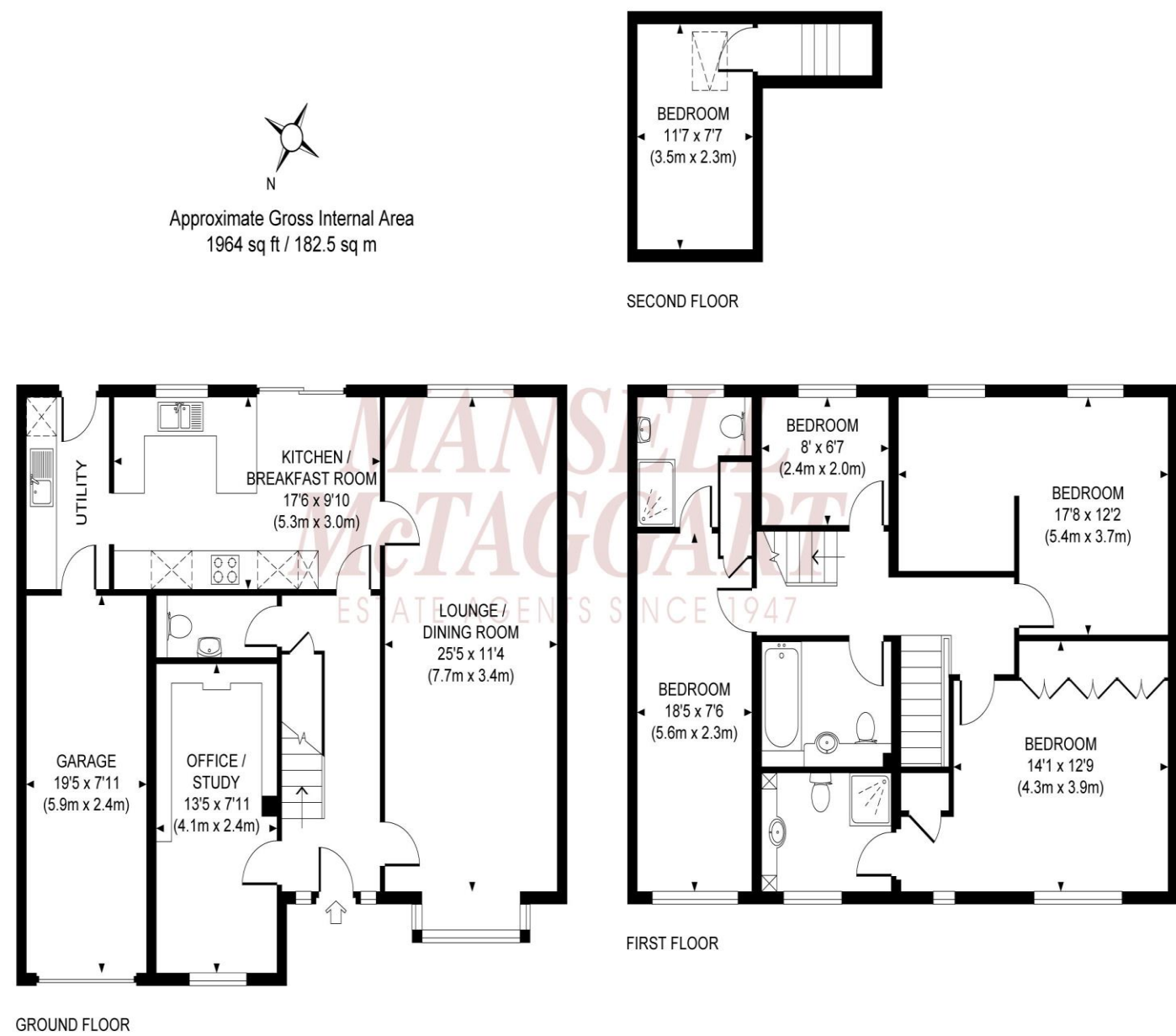


the floorplan...



A well presented 5 bedroom, 3 shower/bathroom detached house extended to the side and into the roof.

£600,000  
Freehold

14 Coulstock Road, Burgess Hill,  
West Sussex RH15 9XH



more details from...

call: Burgess Hill office: **01444 235665**  
email: [bh@mansellmctaggart.co.uk](mailto:bh@mansellmctaggart.co.uk)  
web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

**MANSELL  
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in brief...

- Entrance Hall & Cloakroom
- Study
- Lounge/Dining Room
- Kitchen/Breakfast Room & Utility Room
- Bedroom with Ensuite
- Guest Bedroom with Ensuite
- 2 Further Bedrooms
- Bathroom
- 2nd Floor Bedroom
- Private Driveway, Hardstanding & Garage
- South Facing Rear Garden
- Council Tax Band F
- EPC Rating C



*A substantially  
extended 5 bedroom  
detached family home  
spanning 3 floors with  
the benefit of a south  
facing rear garden.*



in more detail...

A well presented 5 bedroom, 3 shower/bathroom, detached house measuring almost 2000 sq.ft substantially extended to the side and into the roof space. The property was purchased from new by our owners in 1995 and is situated at the end of this small cul-de-sac of only 4 houses. Conveniently located within easy walking distance of St Pauls Catholic College, a junior school and the Triangle Leisure Centre.

The accommodation which now spans 3 floors comprises an entrance hall with stairs to the first floor and a cloakroom leading off it. The lounge/dining room is a particularly good size with a bay window to the front and a window overlooking the rear garden. There is a separate study that faces the front. The kitchen/breakfast room overlooks the rear garden, having been refitted with a range of light oak cupboards complimented by GRANITE WORKSURFACES and integrated Bosch appliances to include a microwave, gas hob, double oven and a dishwasher. An archway opens to the utility room which is also fitted with granite surfaces with direct access to the garage and gardens.

On the first floor the generous main bedroom has 2 windows to the front, a range of built in wardrobes and a refitted shower room with vanity cupboards. The guest bedroom is also a good size with an ensuite shower room . There are 2 further bedrooms on the first floor and a family bathroom. From the landing a paddle staircase leads to a 2nd floor 5th bedroom/playroom.

Outside there is private parking opposite the house as well as a private driveway that leads to the garage. A side gate opens to the beautifully arranged south facing 50' wide x 36' deep rear garden. A generous patio abuts the property, partially covered by a pergola and climbing vine. The remainder is laid to level lawn flanked by mature shrubs and hedging providing a good degree of seclusion. Outside tap, timber shed.

Benefits include gas fired central heating (the Worcester combination boiler is located in the utility room) and sealed unit double glazed windows.



the location...

Burgess Hill is surrounded by picturesque countryside and historic landmarks; offering plenty of local amenities; with great connections via road, rail and air. The town centre offers a variety of shops, cafés and restaurants; there is a local cinema, playgrounds and parkland, sporting facilities including the popular Triangle Leisure Centre and clubs for anything from bowls to yoga. For families looking to move, Burgess Hill is an ideal choice with good schools, plenty of outside space and activities to keep families of all ages entertained.

Well Connected There is so much within easy reach, from the city of Brighton, to historical Lewes, to the far reaching South Downs. Easy access to London and Brighton ensures family days out are popular and commuters are well catered for. There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and it is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or north to Pease Pottage to pick up the M23 for the M25.

**Schools:** The Gattons Primary & Southway Junior School 0.6 mile. St Wilfrids Catholic Primary School 2.2 miles. The Burgess Hill Academy 2.3 miles. St Pauls Catholic College 0.7 mile.

**Stations;** Burgess Hill Mainline Railway Station (London Victoria/London Bridge approximately 54 minutes & Brighton 20 minutes) 2.7 miles.

worth bearing in mind...

Situated in a corner position of only 4 houses within easy walking distance of St Pauls Catholic College.