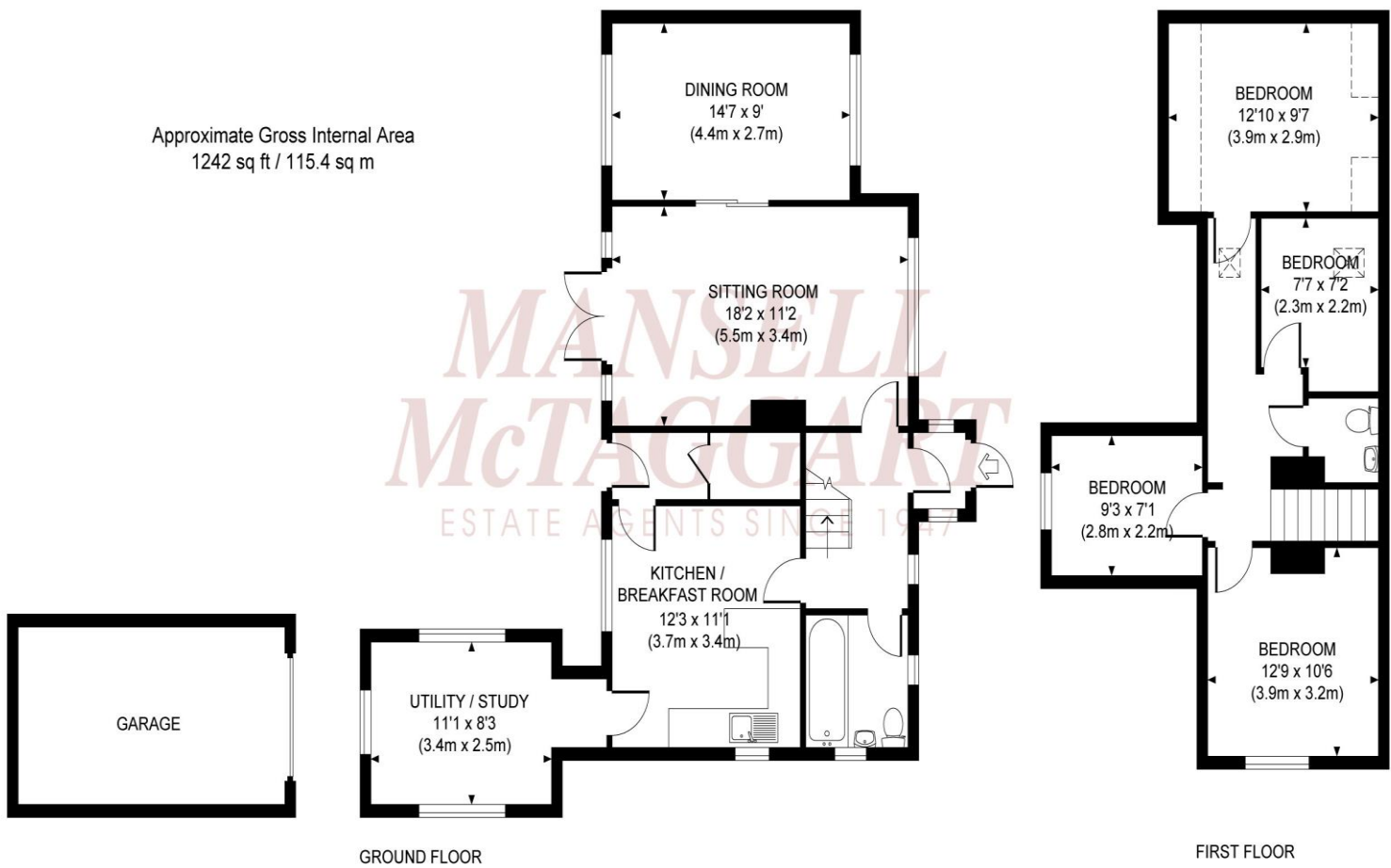


the floorplan...



A particularly attractive 4 bedroom cottage standing in a good size south facing plot with *ENORMOUS SCOPE TO EXTEND.*

£599,995
Freehold

13 Gatehouse Lane, Burgess Hill,
West Sussex RH15 9XB



more details from...

call: Burgess Hill office: **01444 235665**
email: bh@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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in brief...

- Entrance Hall & Bathroom
- Kitchen/Breakfast Room
- Utility Room/Study
- Sitting Room
- Dining Room
- 4 Bedrooms
- Cloakroom/WC
- Private Driveway & Garage
- South Facing Rear Garden
- Council Tax Band F
- EPC Rating TBC



An attractive chalet style period home with a good size south facing rear garden requiring updating, with excellent scope to extend further S.T.P.P.

in more detail...

A particularly attractive 4 bedroom detached cottage standing in a good size south facing plot within this select no through lane on the western outskirts of town. Although the house was extended to the side THERE IS ENORMOUS SCOPE TO EXTEND FURTHER IF REQUIRED S.T.P.P. The property is one of only 5 built in 1931 and the current owner has been in residence since 1968. St Pauls Catholic College, the Triangle Leisure Centre, 2 pubs and a local surgery/pharmacy are all within easy walking distance. The town centre and mainline railway station are 1.5 miles away.

The accommodation which requires updating includes a stable door opening to an enclosed porch which in turn leads to an entrance hall with stairs to the first floor. The downstairs bathroom has been refitted with a white suite and the kitchen/breakfast room is fitted with a range of pine cupboards. From this room there is access to a utility room/study. A rear lobby leads from the kitchen/breakfast room with a door to the garden. The dual aspect sitting room has double doors that lead to the rear garden with an open fireplace with brick surround. Sliding doors open to a dual aspect dining room that is currently used as a downstairs bedroom.

On the first floor there are 4 bedrooms and a cloakroom/wc.

Outside the property is approached under a pitched roof porch with oak pillars, leading to a driveway with parking for 3 cars and to the garage. The front garden is well shielded from the lane by mature hedging. A particular feature however is the cottage style south facing rear garden that measures 62' x 60'. A full width crazy paved patio abuts the cottage on 2 levels, partially covered by a pergola with a mature climbing Wisteria. The remainder is laid to level lawn with rose and flower borders. Greenhouse and timber shed. Outside tap. Side gate.

Benefits include gas fired central heating (the Glow Worm boiler is located in the kitchen/breakfast room) and uPVC framed 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: Southway Junior School 0.3 miles. St Pauls Catholic College 0.4 mile. St Wilfrids Catholic Primary 0.9 mile. The Burgess Hill Academy 1.2 miles.

Stations: Burgess Hill Mainline Railway Station (London/Victoria 55 mins and Brighton 20mins) 1.5 miles.

worth bearing in mind...

Quietly situated in this no through lane, close to open fields yet also within walking distance of a selection of local amenities including St Pauls Catholic College.

