



**41 Northway, Burgess Hill, West Sussex, RH15 0PW**  
**£1,245 Per Calendar Month**



A very well presented and particularly spacious two bedroom semi detached bungalow located in a popular residential road. The property is considered to be in first class order and the accommodation comprises entrance hall, living room, refitted kitchen/dining room, two double bedrooms and a modern bathroom. Outside to the rear is an attractive and good sized west facing rear garden whilst to the front of the property is a block paved driveway affording off road parking for several cars. Further attributes include gas fired central heating and replacement double glazing. Northway is conveniently located to take advantage of all Burgess Hill's comprehensive facilities and is a comfortable walk to Wivelsfield Main Line Station. Available immediately unfurnished. EPC rating E. STRICTLY NO PETS, CHILDREN, SMOKERS or SHARERS.

#### Replacement front door to the entrance hall.

#### ENTRANCE HALL

Radiator. Hatch with ladder and light to the boarded roof space.

#### LIVING ROOM 15' x 12' (4.57m x 3.66m)

Double glazed double doors with sidelights onto the rear garden. Feature fireplace. Radiator.

#### KITCHEN/DINING ROOM 14'8 x 9'10 (4.47m x 3.00m)

Dual aspect room with a fine refitted kitchen with a comprehensive range of wall and floor units, complemented with ample work surface and tiled splashbacks. Fitted double oven, hob and cooker hood. Stainless steel sink unit, white goods.

Dining area - Radiator. Double glazed double doors with sidelights onto the rear garden.

#### BEDROOM 1 12'10 x 11' (3.91m x 3.35m)

Double glazed window to the front. Radiator. Double built in wardrobe.

#### BEDROOM 2 12'6 x 10'4 (3.81m x 3.15m)

Double glazed window to the front. Radiator. Double built in wardrobe.

#### BATHROOM

Refitted suite comprising double shower, low level WC and wash hand basin. Tiled walls. Radiator. Double glazed window with opaque glass.

#### OUTSIDE

##### FRONT

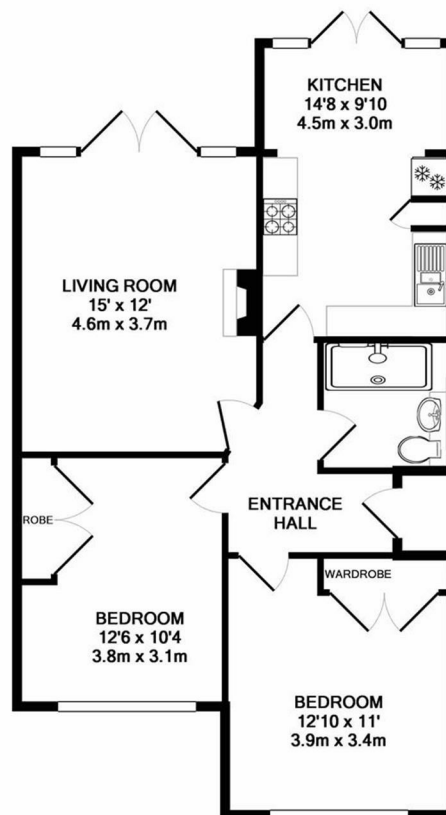
Block paved driveway affording off road parking for several cars.

##### REAR GARDEN

Good size level west facing rear garden with areas of lawn and paved patio. Beds and borders stocked with plants, shrubs and trees.

#### COUNCIL TAX

Council tax band 'D' - £1,722.33 for 2018/19. (For a guide only. Please contact Local Authority for exact figure)



TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	