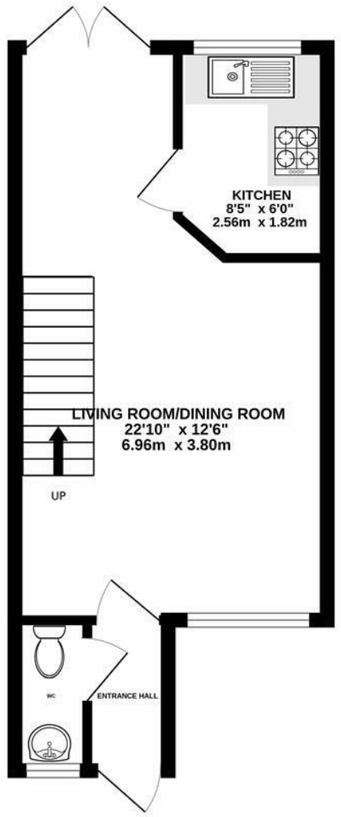
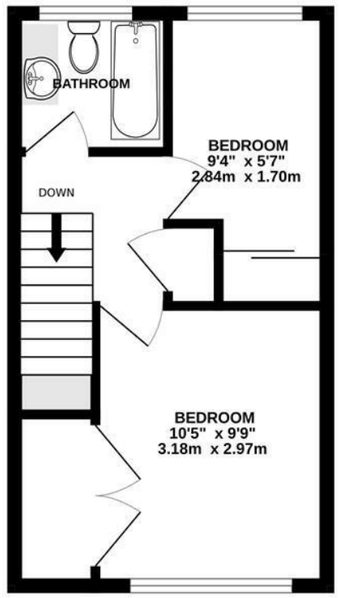
GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.




1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.




TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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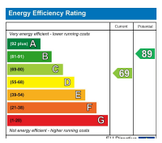


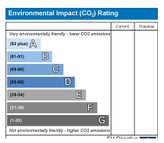


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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

**18 Mocatta Way, Burgess Hill, RH15 8UR**

**Guide Price £300,000 Freehold**

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# 18 Mocatta Way, Burgess Hill, RH15 8UR

* NO ONWARD CHAIN

* Two good sized bedrooms with inbuilt cupboards

* Front and rear garden

* Family bathroom and downstairs cloakroom

* Off road parking for three cars

* Neutrally decorated throughout

An attractive and well-presented two-bedroom terraced home, occupying a convenient position on the western outskirts of Burgess Hill. Benefiting from three off-road parking spaces and a private rear garden, the property represents an excellent opportunity for first-time buyers, investors and those looking to downsize.

The location offers easy access to a range of local amenities, The Triangle Leisure Centre and well-regarded schools, including St Paul's Catholic College. The nearby A23 provides excellent road connections to Brighton, Gatwick Airport and London.

Tastefully decorated throughout in a neutral colour scheme, the property offers bright, well-proportioned accommodation that is ready to move into. Further benefits include the advantage of no onward chain, making this an appealing and straightforward purchase.

**Ground Floor**
An entrance porch provides access to the downstairs cloakroom and the spacious open-plan living/dining room.

Bright and well-proportioned, this inviting reception space offers ample room for both relaxing and dining, with double doors opening directly onto the rear garden. A useful understairs cupboard provides additional storage, while the layout flows naturally through to the adjoining kitchen.

The kitchen is fitted with contemporary white gloss wall and base units, complemented by wood-effect worktops and tiled splashbacks. Features include an integrated electric oven, four-ring gas hob with extractor, and a stainless steel sink and drainer positioned beneath a window overlooking the garden. There is also space for a freestanding fridge freezer and washing machine, completing this practical and well-appointed space.

**First Floor**
The first floor comprises two well-proportioned bedrooms, both benefiting from built-in wardrobes.

The principal bedroom enjoys a pleasant outlook to the front, while the second bedroom overlooks the rear garden, offering a versatile space for guests, children or a home office.

Completing the accommodation is the family bathroom, fitted with a bath and shower over, while the landing provides access to a useful airing cupboard for additional storage.

**Further Attributes**
Further benefits include gas-fired central heating, uPVC double glazing throughout, neutral décor and the advantage of no onward chain.

**Outside**
To the front, the property benefits from an attractive lawned garden with a pathway leading to the entrance, together with the convenience of three off-road parking spaces.

The fully enclosed rear garden provides a pleasant and private outdoor retreat, with a paved patio ideal for alfresco dining and entertaining, alongside an area of lawn. A timber garden shed offers useful additional storage, completing this attractive and easily maintained outdoor space.

**Location**
Mocatta Way occupies a convenient position on the western outskirts of Burgess Hill, within easy reach of The Triangle Leisure Centre and the A23, providing excellent road connections to Brighton, Gatwick Airport and London.

Burgess Hill town centre offers a comprehensive range of amenities, including Waitrose, independent shops, cafés, restaurants and leisure facilities. Burgess Hill railway station is approximately 1.6 miles away, with regular direct services to London Victoria and London Bridge in around 50 minutes, alongside connections to Brighton and Gatwick Airport.

The surrounding area also offers beautiful countryside and easy access to neighbouring villages, including Hassocks and Ditchling, providing an appealing balance of town convenience and rural surroundings.

**Finer Details**
Tenure: Freehold
Title Number:
Local Authority: Mid Sussex
Council Tax Band:
Available Broadband Speed: Ultrafast up to 1800