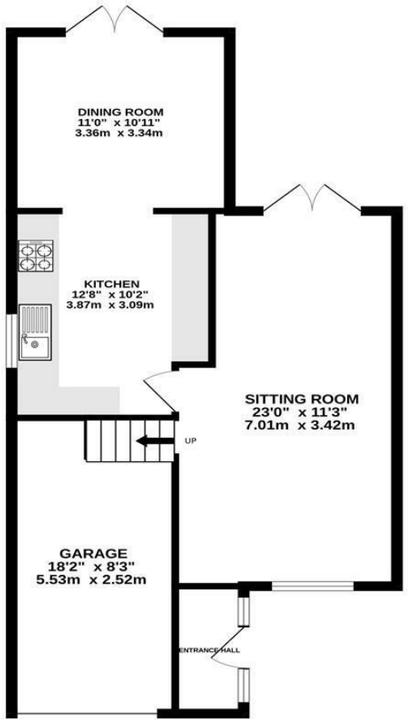
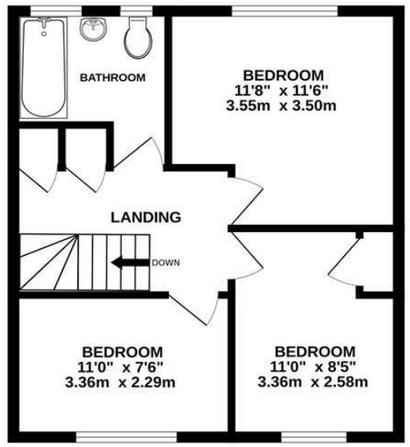
GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.

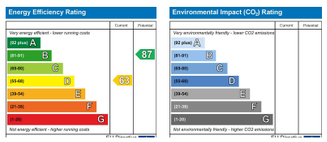


1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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.







13 Millbank, Burgess Hill, West Sussex, RH15 8DD

Guide Price £425,000 Freehold

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13 Millbank, Burgess Hill, West Sussex, RH15 8DD

Extended three-bedroom semi-detached home

Larger than average accommodation

Impressive 23' sitting room

Private west-facing rear garden

Driveway & garage

No onward chain

An extended and particularly well-presented three-bedroom semi-detached home, situated within a quiet and highly regarded residential close in Burgess Hill. Offering larger than average accommodation, the property combines generous living space with a bright and welcoming feel throughout. Features include a modern fitted kitchen opening through to a separate dining room, an impressive 23' sitting room and a refitted family bathroom.

Externally, the property benefits from off-road parking, a garage and a private west-facing rear garden, providing an ideal space to enjoy the afternoon and evening sunshine. Conveniently positioned within walking distance of both Burgess Hill and Wivelsfield mainline stations, the property is ideally suited to commuters.

The property is offered for sale with no onward chain.

Ground floor
The ground floor is approached via an entrance hall with space for coats, with a door leading through to the sitting room.

The sitting room is a superb dual aspect room of some 23' in length, with a window to the front and double glazed French doors opening onto the rear garden, filling the room with natural light. A feature fireplace provides a focal point, wood flooring runs throughout and stairs rise to the first floor. From here, a door leads through to the kitchen, which is fitted with a contemporary range of wall and floor units, complemented by worktops and tiled splashbacks. There is a range cooker with double oven, a one and a half bowl sink unit beneath a side window, and a mix of integrated and freestanding appliances. The kitchen opens into the dining room, which offers ample space for a table and chairs and has double glazed French doors onto the garden. Wood flooring continues throughout.

First Floor
The first-floor landing benefits from two good size built-in storage cupboards, one housing the gas-fired boiler, and a hatch to the loft space. It provides access to all three bedrooms and the bathroom.
The main bedroom is a generous double room overlooking the rear of the property, with a double wardrobe. Bedroom two overlooks the front and benefits from a built-in wardrobe, while bedroom three, also to the front, is a well-proportioned room ideal as a child's bedroom, nursery or home office. Completing the first floor is the modern bathroom, refitted with a panelled bath with shower over, wash basin and WC, together with a heated towel rail, part-tiled walls and two obscure-glazed windows.



Further Attributes
Gas central heating and double glazing throughout.

Outside
To the front, the property benefits from an attractive front garden alongside a block-paved driveway providing off-road parking and leading to the garage. Gated side access leads through to the rear garden. The garage measures approximately 18'2 x 8'3 and is fitted with an up-and-over door, power and lighting.

The enclosed rear garden is a particularly appealing feature, enjoying a desirable westerly aspect and benefiting from direct access via French doors from both the sitting room and dining room. The garden is predominantly laid to lawn, complemented by a paved patio area, providing an ideal setting for outdoor dining and entertaining whilst enjoying the afternoon and evening sunshine. There is also a large garden shed, which benefits from power and lighting, together with a gated pathway providing convenient access back to the front of the property.

Location
Millbank is a well regarded residential close within reasonable walking distance of Burgess Hill town centre and both mainline railway stations, which provide regular services to London, Brighton and Gatwick Airport, and more locally to Lewes and Haywards Heath. Excellent private and state schools are easily accessible, and the A23 link road and the Triangle Leisure Centre are approximately one mile away. Burgess Hill is surrounded by beautiful countryside and picturesque villages.

The Finer Details
Tenure: Freehold
Title Number: WSX12850
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Ultrafast (up to 1000mbps download)

NB – Photography was taken prior to the current tenancy. As such, the photographs may not reflect the property exactly as it is currently presented.











