



**Kings Way
Burgess Hill, RH15 0TP**

**Asking Price Of
£425,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

**Kings Way,
Burgess Hill, RH15 0TP**

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LOCATION

Situated on the East side of town on the popular Folders Lane development is close to good schools and open fields. Burgess Hill town is ideally located for easy access to Brighton (10 miles) and London (40 miles). There is easy access to the A/M23 and Gatwick Airport approximately 16 miles away. There are two mainline stations Wivelsfield and Burgess Hill both with an excellent service to London (Victoria 55 mins) and Brighton (20 mins). There is a good selection of state schools and the very popular Burgess Hill School for Girls.

ACCOMODATION

Tenure: Freehold

A spacious terraced family home located in a peaceful setting to the East of the town centre. Upon entering the property you are greeted with a bright, spacious entrance hallway with under stair storage, to the front there is a fabulous utility room with toilet, gas boiler and space with plumbing for a washing machine. Next to this is a large family room currently being used as a sewing room. Moving towards the rear of the property is the separate kitchen with fully fitted cabinetry, gas hob cooker and window looking out to the front door and driveway. The spacious rear

lounge/dining room spans the full width of the property with a large window and UPVC patio doors leading out to the private rear garden. Upstairs are three good size bedrooms, a family bathroom and large airing cupboard, there is also access to the loft space.

OUTSIDE

Driveway parking and small garden area to the front of the home, with a private North facing garden to the rear offering the option for additional parking if required.





Buses

4 minute walk



Shops

Co-op Food
0.3 miles



Trains

Wivelsfield – 1 mile
Burgess Hill – 1.3 miles



Airport

Gatwick
16.5 miles



Roads

M23
12.8 miles



Sport & Leisure

The Triangle
3.1 miles



Rental Income

£1,500 pcm



Schools

Manor Field Primary
Birchwood Grove Primary
The Burgess Hill Academy
Burgess Hill Girls School



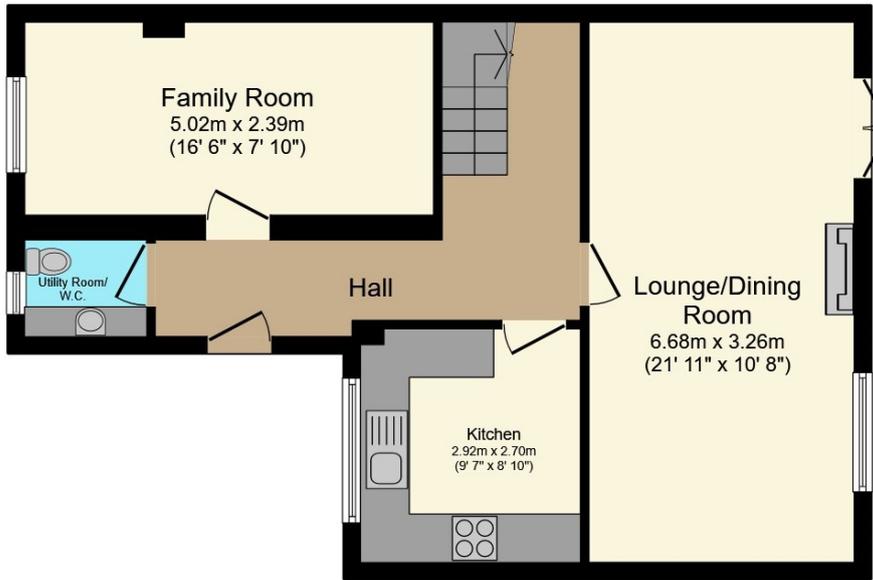
Fibre Broadband

Up to 516 Mbps

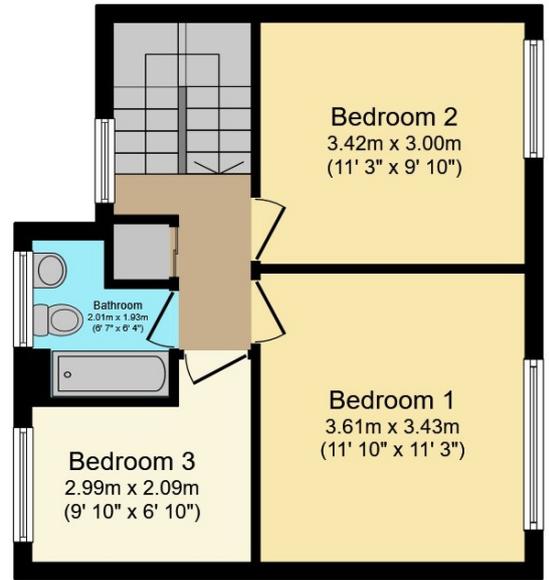


Council Tax

Band C

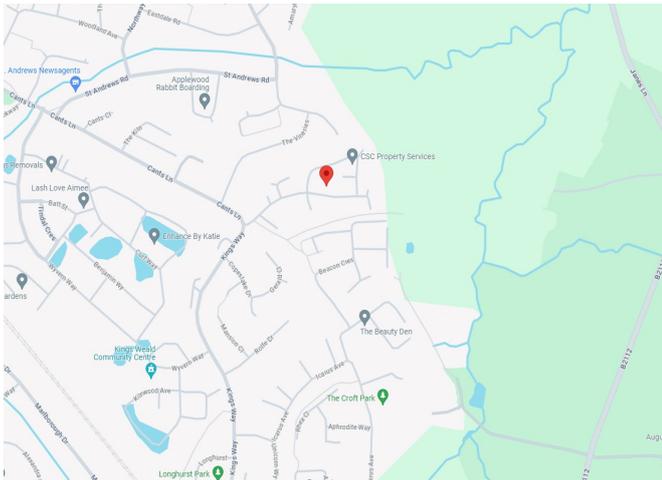


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,015 sq ft / 94.3 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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	

Viewing arrangements by
appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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