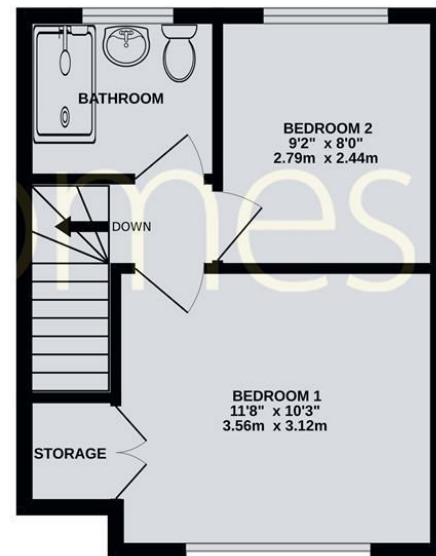
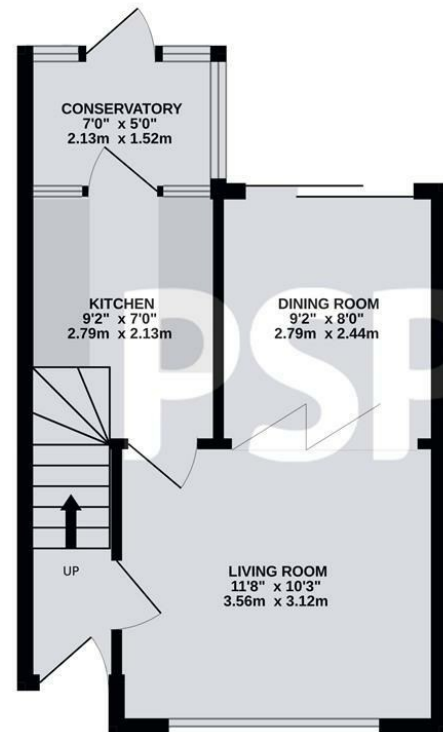


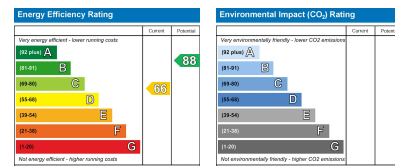
GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.

1ST FLOOR  
285 sq.ft. (26.5 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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32 Woodleigh Road, Burgess Hill, RH15 0PB

Guide Price £315,000 Freehold

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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.

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32 Woodleigh Road, Burgess Hill, RH15 0PB

Two bedroom terrace house

Off road parking for 3 cars

Garage

Scope to modernise and extend (STPP)

South facing rear garden

No onward chain

A well-proportioned two-bedroom mid-terrace house offers an excellent opportunity for those looking to add their own touch. Ideally located in a quiet close of Woodleigh Road, within a short walk of Wivelsfield mainline train station. The property benefits from well-proportioned living and dining rooms with great potential for modernisation, parking spaces for two cars at the front, with additional parking available at the rear with garage, a sunny south-facing garden and being sold with no onward chain. This property is perfect for first-time buyers or those looking to create a home tailored to their taste.

#### Ground Floor

The ground floor provides a generous layout with excellent potential to reconfigure or update to suit your needs. The ground floor comprises entrance hall with doors leading to a spacious living room, with doors leading to the kitchen and internal bi-folding doors opening to a bright and airy dining room, with options to use as one large room or divide in to two rooms, with sliding doors leading to the garden. The kitchen provides ample space with space for appliances and opens to a rear porch, ideal for utility area with rear door to the garden.

#### First Floor

The first floor features a landing with doors leading to two well-proportioned double bedrooms and a modern shower room. Both bedrooms benefit from built-in wardrobes, providing ample storage space. The modern shower room is fitted with a large shower unit, wash basin, WC, and a heated towel rail, offering a stylish and functional space.

#### Outside

To the front, the property benefits from off-road parking for two cars, complemented by mature shrubs leading up to the front door. The rear features a sunny, south-facing garden with a terrace area, a well-maintained lawn, and a variety of mature flowers and shrubs. A garden path leads to the rear, providing access to additional parking and a garage, which includes an up-and-over door at the front and a side door opening into the garden.



#### Further Attributes

Being sold with no onward chain further benefits include gas central heating, upvc double glazing and potential to extend to the rear or converting the loft (subject to planning permission).

#### Location

Woodleigh Road is located within an easy walk of Wivelsfield main line station, Oak Tree Primary School and local shops. There is easy access to the Town Centre, with a bus stop and regular services at the entrance of Woodleigh Road and Burgess Hill Town Centre facilities including a Waitrose supermarket, shops and restaurants. The Triangle Leisure Centre and the A23 link road are to the west of the town within a short drive. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

#### The Finer Details

Tenure: Freehold

Title Number: SX93398

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed: Superfast up to 1,000 Mbps

