



**Price**  
**£375,000**

**Freehold**

3x  1x  1x 

**Western Road, Burgess  
Hill, West Sussex, RH15**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Semi-detached house with no forward chain
- Built in wardrobes in 2 of the bedrooms
- Garage en-bloc & off road parking
- Large rear garden
- Close to local schools, shops and train station

## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 15'11 x 14'7 (4.85m x 4.45m)  
Kitchen/Dining Room: 16'0 x 11'6 (4.88m x 3.51m)

### FIRST FLOOR

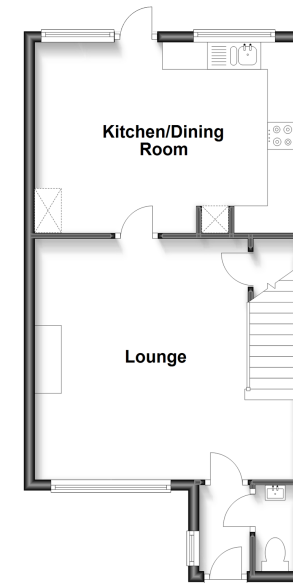
Landing  
Bedroom 1: 12'3 x 9'7 (3.74m x 2.92m)  
Bedroom 2: 11'6 x 8'9 (3.51m x 2.67m)  
Bedroom 3: 8'3 x 6'11 (2.52m x 2.11m)  
Bathroom

### OUTSIDE

Rear Garden  
Off-Road Parking  
Garage en bloc

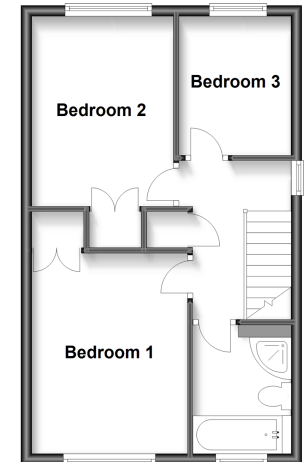
### Ground Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



### First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



**Call Haywards Heath - 01444 411132 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale