



## 29 THE KILN

BURGESS HILL, RH15 0LU

FREEHOLD

Guide Price £400,000 - £425,000. Superb semi-detached house in this popular residential location in Burgess Hill. The accommodation comprises; an open plan ground floor layout with the lounge diner opening onto a good sized kitchen/breakfast room. There is a utility room and internal door into the garage. Upstairs there are three bedrooms, bathroom and en-suite shower room. Outside there is parking for multiple vehicles to the front and a good sized rear garden, complete with a useful garden room. The property is sold with no onward chain.

This quiet, convenient location offers easy access to a variety of cafes, restaurants and shops close by along with popular Schools within easy reach. Wivelsfield Station is approximately 0.7 miles away, providing regular and direct links to London, Gatwick and Brighton.

# Nicholas James

SALES LETTINGS AUCTIONS













29 Kiln Road

Total Area: 113.1 m<sup>2</sup> ... 1218 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

01273 917915  
 hello@nicholasjamesproperty.co.uk  
 www.nicholasjamesproperty.co.uk

**Nicholas  
 James**

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