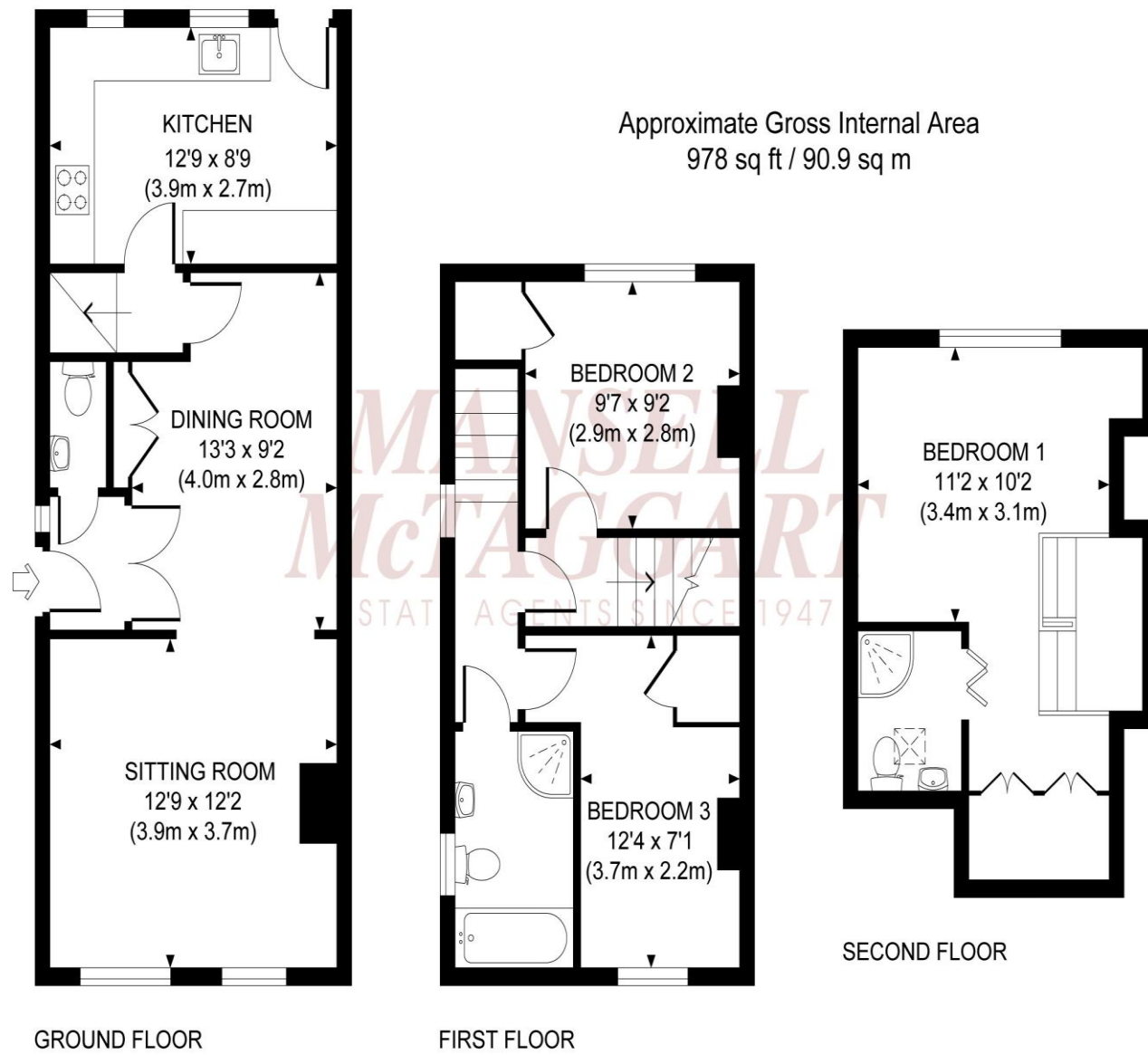


the floorplan...

An attractive 3 bedroom Victorian cottage presented over 3 floors, situated in a quiet lane.



£350,000
Freehold

Latymer Cottage, 5 Colmer Place,
Burgess Hill, West Sussex RH15 8PU



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more details from...

call: Burgess Hill office: **01444 235665**

email: bh@mansellmctaggart.co.uk

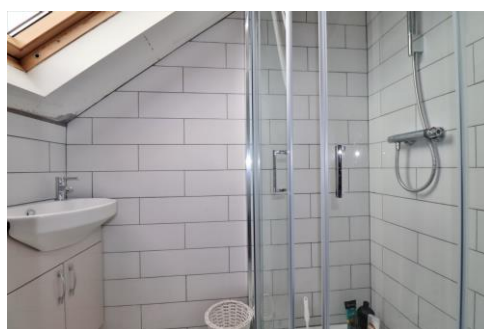
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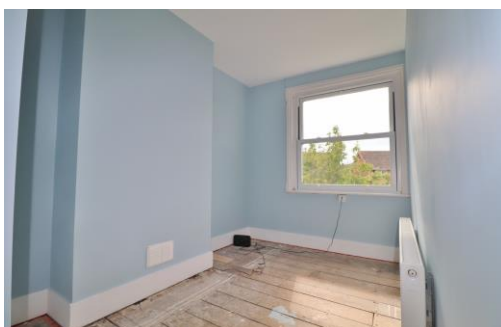
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

in brief...

- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Master Bedroom & Ensuite
- 2 Further Bedrooms
- Bath/Shower Room
- Private Driveway
- West Facing Rear Garden
- Council Tax Band C
- EPC Rating TBC



A 3 bedroom character cottage offering larger accommodation than evident from an external viewing with a good size west facing rear garden.



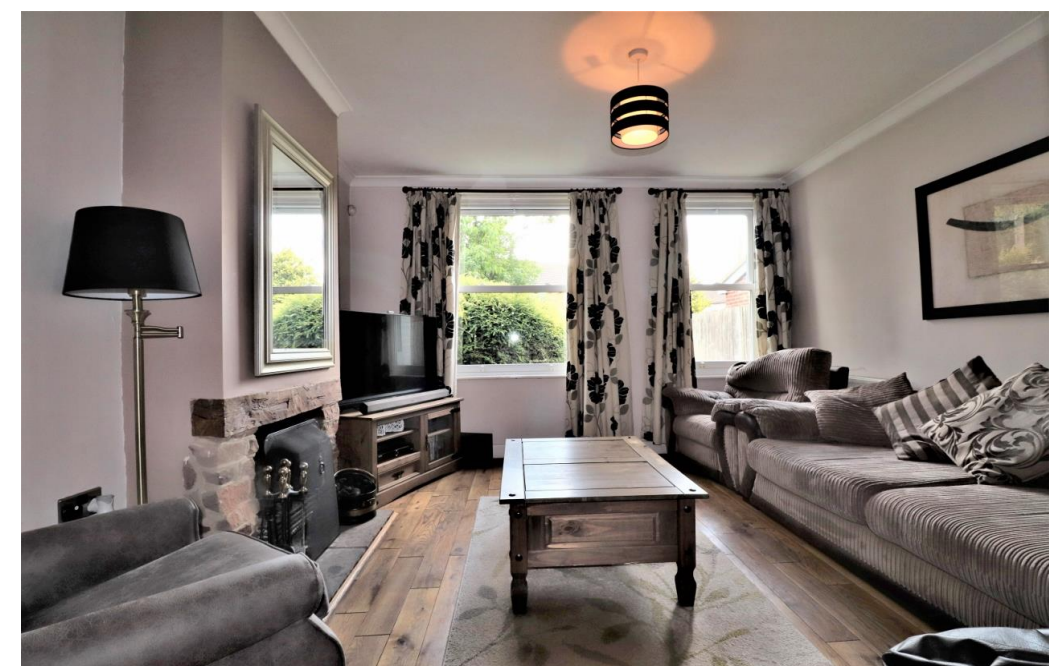
in more detail...

An attractive 3 bedroom Victorian cottage presented over 3 floors situated in a seldom available quiet lane of only 5 houses just off Western Road. The property has been extensively modernised whilst retaining much of the original character. Fairfield Recreation Ground is within a moments walk and 4 schools are within easy walking distance. The mainline station is just over a mile away.

The accommodation includes an entrance hall with a cloakroom leading off it and glazed double doors to the sitting room with 2 sash windows to the front and a brick fireplace with oak bressumer. An archway with oak pillars leads to the dining room. From an inner hallway there are stairs to the first floor. The kitchen spans the rear of the cottage with a door to the rear garden, fitted with a range of cream cupboards complimented by an integrated oven gas hob, microwave, fridge/freezer, dishwasher and washing machine. On the first floor landing there are 2 bedrooms and a bathroom refitted in 2019 with a separate shower cubicle. Stairs lead to the master bedroom with views over playing fields, built in eaves cupboard and an ensuite shower room refitted in 2019.

Outside a private driveway flanked by lawn provides parking for 2 cars. A side gate opens to the west facing 56' x 20' rear garden which is laid to timber decking and lawn flanked and shielded by shrubs, hedging and trees. Outside tap and timber shed.

Benefits include gas fired central heating (the Glow Worm combination boiler is located in bedroom 2) and uPVC framed double glazed windows.



the location...

Burgess Hill is surrounded by picturesque countryside and historic landmarks; offering plenty of local amenities; with great connections via road, rail and air. The town centre offers a variety of shops, cafés and restaurants; there is a local cinema, playgrounds and parkland, sporting facilities including the popular Triangle Leisure Centre and clubs for anything from bowls to yoga. For families looking to move, Burgess Hill is an ideal choice with good schools, plenty of outside space and activities to keep families of all ages entertained.

Well Connected There is so much within easy reach, from the city of Brighton, to historical Lewes, to the far reaching South Downs. Easy access to London and Brighton ensures family days out are popular and commuters are well catered for. There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and it is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or north to Pease Pottage to pick up the M23 for the M25.

Schools: The Gattons Primary & Southway Junior School 0.3 mile. St Wilfrids Catholic Primary 0.5 mile. The Burgess Hill Academy 0.7 mile. St Pauls Catholic College 0.7 mile.
N.B Please note that catchment areas need to be confirmed.

Stations: Burgess Hill Mainline Railway Station (London Victoria/London Bridge 55 minutes & Brighton 20 minutes) 1 mile.

worth bearing in mind...

Situated in a quiet backwater, amongst only 5 houses within walking distance of schools and the town centre.