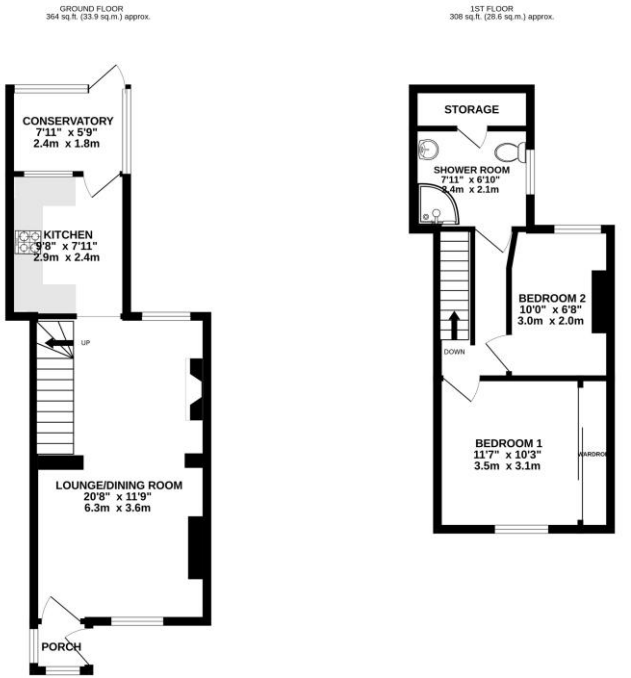
THE HARMAN GROUP

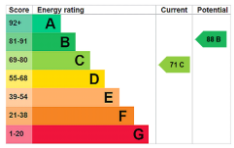


160 Leylands Road, Burgess Hill, West Sussex, RH15 8JE

Guide Price: £300,000 to £310,000

- Charming Two-Bedroom Victorian Cottage
- Attractive Terrace of Just Four Homes
- Spacious Dual-Aspect Lounge/Dining Room
- Conservatory Overlooking the Rear Garden
- Stylish Shower Room Refitted in 2023
- Fabulous Rear Garden
- Private Driveway with Off-Road Parking
- Walking Distance of Town Centre & Both Railway Stations





Tucked within an attractive terrace of just four homes, this delightful two-bedroom Victorian cottage offers plenty of character, a surprisingly generous garden and a convenient location within easy reach of the town centre and both railway stations.

Step inside through the enclosed porch and you're welcomed into a bright, dual-aspect lounge/dining room – a lovely sociable space for relaxed evenings, cosy dinners and entertaining friends. Characterful display shelving sits either side of the chimney breast, while the staircase leads naturally to the first floor.

The kitchen is fitted with crisp white cabinetry, with the accommodation continuing into a conservatory overlooking the garden. This versatile extra space also has plumbing for a washing machine and offers plenty of potential as a garden room, breakfast spot or practical utility area.

Upstairs are two bedrooms. The principal bedroom benefits from built-in wardrobes, while the second bedroom enjoys far-reaching views. The stylish shower room was refitted in 2023 and includes a useful powered eaves cupboard for additional storage.

One of the real highlights of this cottage is outside. The impressive rear garden extends to approximately 95ft, creating a wonderful amount of outdoor space for summer entertaining, gardening or simply relaxing in the sunshine. Timber decking provides an ideal spot for a table and chairs, beyond which are slate chippings and a generous lawn. There is also a characterful brick outhouse, timber shed and side gate.

To the front, a private driveway provides off-road parking for one car – a particularly useful addition for a cottage of this style.

Set on Leylands Road, the property is ideally placed for everyday life, with local amenities and schools within walking distance. Both railway stations are also accessible on foot, while the town centre is approximately 0.8 miles away.

Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: C
Services: Mains Gas Electric Water

Disclaimer: These particulars are for guidance only and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition, and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but should not be relied upon as statements of fact. Prospective purchasers should make their own inquiries and satisfy themselves of any matters of importance. No liability is accepted for any errors or omissions. Fixtures, fittings, and contents are not included unless specifically stated otherwise.










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