



37, St. Wilfrids Road, Burgess Hill, RH15 8BH

**Spencer
& Leigh**

37, St. Wilfrids Road,
Burgess Hill, RH15 8BH

£1,695 Per Calendar Month -

- Well presented semi detached chalet bungalow
- Three bedrooms, arranged over the ground and first floor
- Impressive kitchen/dining room with bi-folds doors to the garden
- En-suite shower room to bedroom 1
- White family bathroom suite
- Ground floor cloakroom
- Contemporary feel with high quality fitments
- Pleasant lawn rear garden
- Available unfurnished from March 2025
- Popular residential location

This well presented chalet bungalow offers a pleasant living environment and internal viewing is highly recommended. Arranged over two floors, the accommodation features a pleasant 13' lounge which flows into a spacious kitchen dining room which has Bi-Fold doors leading out to the rear garden. The kitchen features clean lines and integrated appliances. There is a bedroom and cloakroom situated on the ground floor adding to the versatility of the property. The first floor is home to two further bedrooms, one of which has an en-suite shower room along with the family bathroom. The property has gas fired central heating, double glazed windows and a modern contemporary feel throughout. Outside, a lawn garden wraps around the rear and side of the property providing an ideal space for children to play or for family and friends to be entertained. Available from March 2025, the property is offered on a long term basis, unfurnished. COUNCIL TAX - BAND D



Entrance Hall

Kitchen/Diner
23'6" x 12'1"

Lounge
13'10" x 11'7"

Bedroom 1
12'4" x 11'0"

Bedroom 2
18'9" x 8'3"

Bedroom 3
10'3" x 8'1"

Bathroom

WC

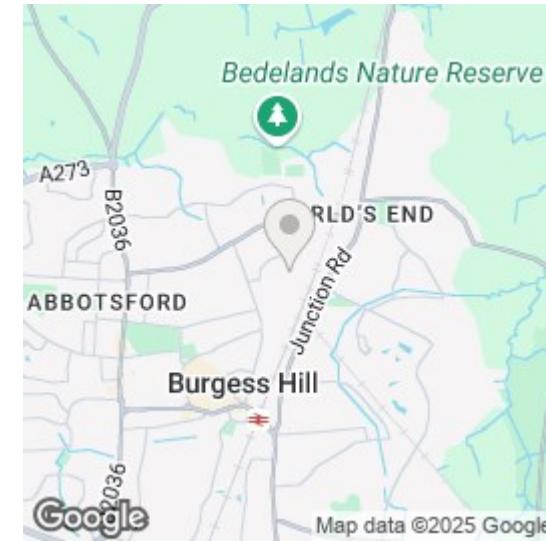
Ensuite

Garden

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

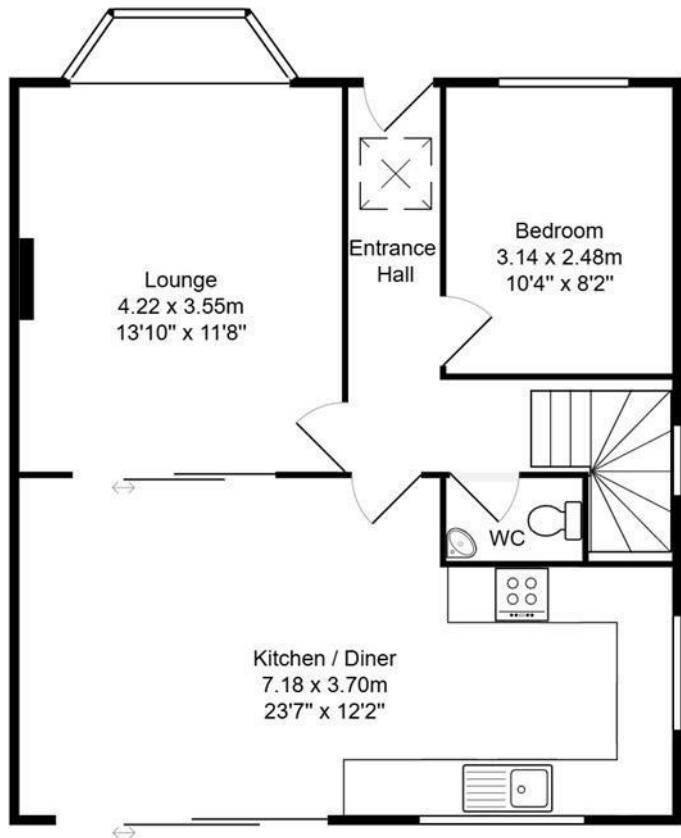
w: www.spencerandleigh.co.uk



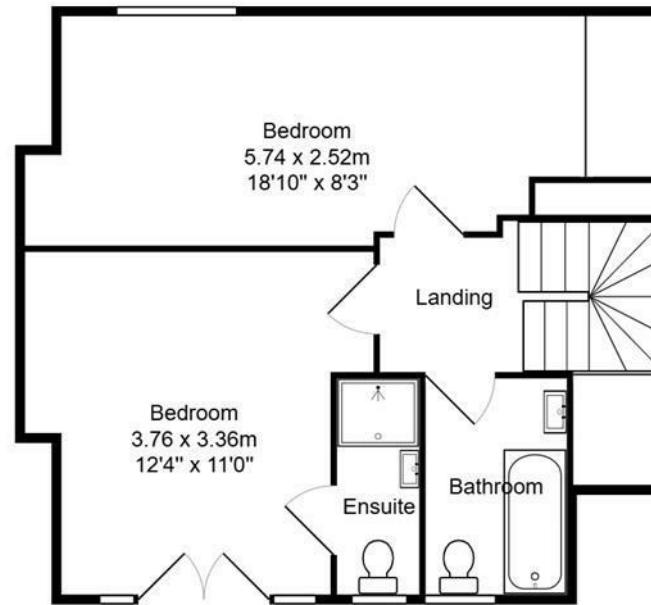
Council:- Burgess Hill
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Ground Floor
Area: 60.0 m² ... 645 ft²



First Floor
Area: 42.0 m² ... 452 ft²

Total Area: 102.0 m² ... 1098 ft²

All measurements are approximate and for display purposes only.