



Connells

Erin Way
Burgess Hill



Property Description

Situated in a popular residential area close to schools, shops and bus routes.

Burgess Hill town centre with its comprehensive range of shops, bars, cinema and restaurants plus main line railway station providing regular services to London, Gatwick and the South Coast is approximately one and a quarter mile away.

This well-presented family home comprises in brief: entrance hall, open plan living and dining areas and fitted kitchen to the ground floor.

The first floor offers three bedrooms and shower room with access to loft area via pull down ladder.

Outside benefits from driveway parking and lawn to the front, a private rear garden plus garage.

Internal viewing's are highly recommended.

Ground Floor

Entrance Hall

Double glazed entrance door to front, radiator, stairs to first floor accommodation.

Living Area

13' 8" x 13' 11" (4.17m x 4.24m)
Double glazed window to front, fireplace with surround, radiator, fitted carpet.

Dining Area

9' 6" x 9' 6" (2.90m x 2.90m)
Double glazed window to rear, understairs storage, radiator, fitted carpet.

Kitchen

10' 2" x 7' 3" (3.10m x 2.21m)
Double glazed window to side, French double glazed doors to garden. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, stainless steel sink/drainer, space for oven, washing machine and dishwasher, vinyl flooring.

First Floor

Landing

Access to loft, radiator, fitted carpet.

Bedrom One

13' 11" x 10' 3" (4.24m x 3.12m)
Double glazed window to front, radiator, fitted carpet.

Bedroom Two

10' 7" x 10' 6" (3.23m x 3.20m)

Double glazed window to rear, fitted wardrobe, radiator, fitted carpet.

Bedroom Three

7' 3" x 6' 5" (2.21m x 1.96m)

Double glazed window to front, built in wardrobe, radiator, fitted carpet.

Bathroom

Double glazed window to rear, walk in shower, pedestal wash basin, low level w.c., vinyl flooring.

Outside

Front Of Property

Area of lawn, driveway leading to garage.

Rear Garden

A private, enclosed garden with patio area, mainly laid to lawn.

Garage

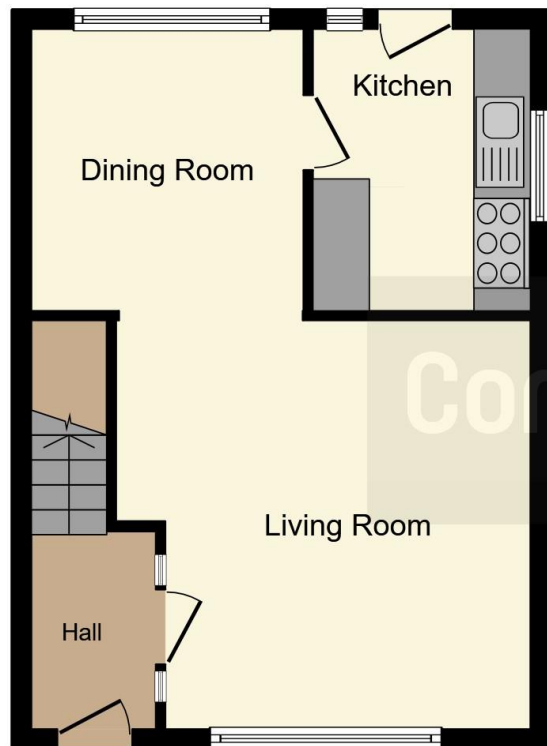
The property benefits from a garage with up and over door, power and light.

Burgess Hill Information

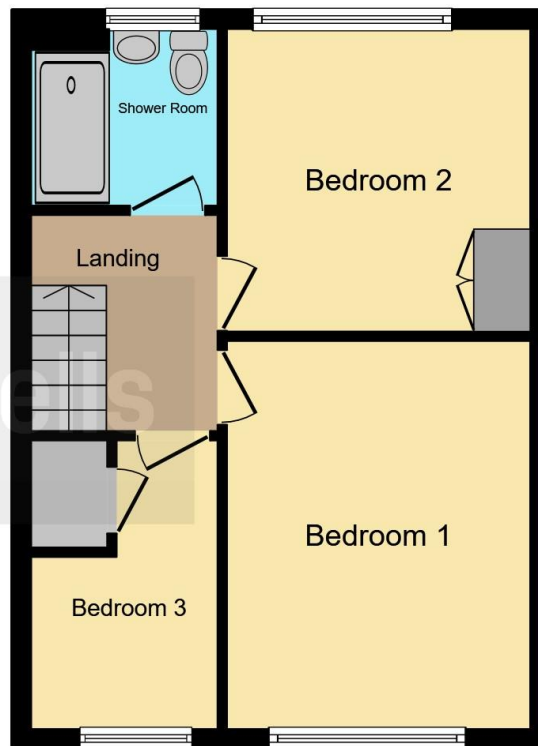
Burgess Hill is situated in the Sussex Weald, 10 miles (16 km) north of Brighton, and about 4.5 miles (7.2 km) south of Haywards Heath. Lewes, in East Sussex, is 12 miles (19 km) southeast of Burgess Hill, and the larger town of Horsham is 15 miles (24 km) to the northwest. Crawley, a major settlement is 13 miles (21 km) to the north, and Gatwick Airport is 16 miles (26 km) in the same direction.

The amenities and shopping services in Burgess Hill are also well used by the surrounding villages. The larger villages of Hassocks and Hurstpierpoint are 5 to 10 minutes drive away from the town centre, to the south and southwest respectively. Albourne, Ansty, Bolney, Clayton, Ditchling, Ditchling Common, East Chiltington, Goddards Green, Hickstead, Jacob's Post, Keymer, Plumpton, Plumpton Green, Sayers Common, Streat, Twineham, Westmeston, Wivelsfield (which has given its name to a railway station in Burgess Hill), and Wivelsfield Green are other nearby villages.

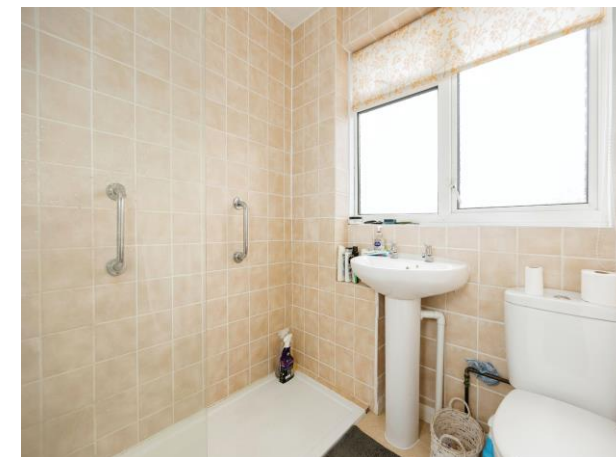




Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/BGH404898

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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