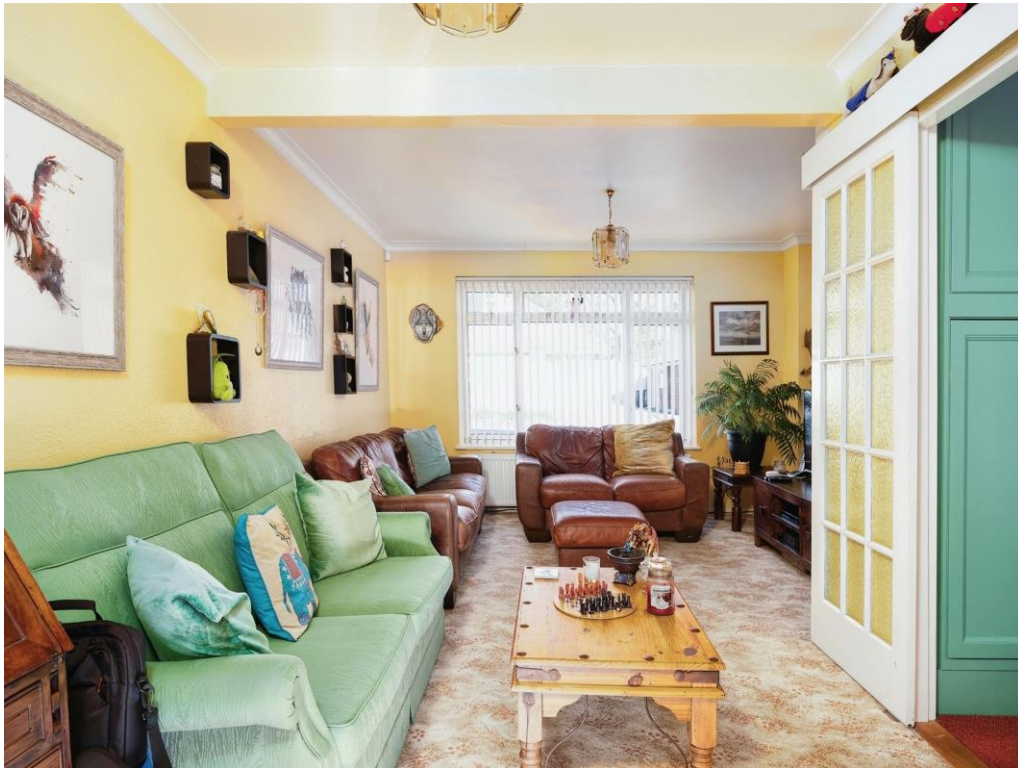




Connells

Brookway  
Burgess Hill



## Property Description

Situated within close proximity of Wivelsfield main line railway station, Manor Field infant and primary school and Janes Lane recreational ground is this well-presented three bedroom semi detached family home.

Comprising in brief: entrance hall, living room, kitchen/diner and cloakroom to the ground floor.

Upstairs offers three bedrooms and wet room.

Outside benefits from driveway parking and garage, plus a private, fully enclosed well established rear garden.

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

## Ground Floor

### Entrance Hall

Double glazed entrance door to front, stairs to first floor accommodation, understairs storage, radiator, fitted carpet.

### Cloakroom

Double glazed window to side, low level w.c., wash basin, radiator.

### Lounge

19' 9" max x 13' 7" max ( 6.02m max x 4.14m max )

Double glazed window to front, two radiators, fitted carpet.

### Kitchen / Diner

19' 1" x 10' 2" ( 5.82m x 3.10m )

Double glazed door to garden, two double glazed windows to rear. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, induction hob with extractor over, built in electric oven, built in electric oven/microwave, built in hot drawer, space for washing machine, tumble dryer and dishwasher, radiator, tiled flooring.

### Utility Area

7' 4" x 6' 11" ( 2.24m x 2.11m )

Fitted storage with storage beneath, space for fridge/freezer with access to water point, door to cloakroom, fitted carpet.

## First Floor

### **Landing**

Double glazed window to side, access to loft with pull down ladder, fitted carpet.

### **Bedroom One**

11' 2" x 9' ( 3.40m x 2.74m )

Double glazed window to rear, fitted wardrobes with sliding doors. wash basin with storage under, fitted carpet.

### **Bedroom Two**

10' 7" x 10' 5" ( 3.23m x 3.17m )

Double glazed window to front, radiator, wood laminate flooring.

### **Bedroom Three**

9' 2" max x 7' 6" max ( 2.79m max x 2.29m max )

Double glazed window to front, storage cupboard, radiator, wood laminate flooring.

### **Wet Room**

Double glazed window to rear, low level w.c., wash basin with storage under, chrome ladder style heated towel rail, tiled flooring.

## Outside

### **Front Of Property**

Area of lawn, driveway parking which leads to garage.

### **Rear Garden**

A private enclosed garden with patio area, mainly laid to lawn, greenhouse, two timber framed garden sheds with power.

### **Garage**

16' 7" x 8' 1" ( 5.05m x 2.46m )

The property benefits from a garage with opening doors, double glazed window to rear, pedestrian access to side, 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.





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/BGH404873](http://connells.co.uk/Property/BGH404873)**

Tenure: Freehold



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