



Connells

Green View Orchard Road
Burgess Hill



Property Description

NO ONWARD CHAIN.....CALL TO VIEW.

Move straight into this family home situated close to local amenities and The Gattons infant school.

The property comprises in brief: entrance hall, open plan living / dining room, kitchen and conservatory to the ground floor.

The first floor offers three bedrooms and wet-room.

Outside benefits from driveway parking for two vehicles to the front, private rear garden and garage to the rear.

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

Ground Floor

Entrance Hall

Double glazed entrance door to front, double glazed window to side, radiator, stairs to first floor accommodation, fitted carpet.

Living Area

17' 2" into bay x 13' 6" (5.23m into bay x 4.11m)

Double glazed bay window to front, radiator, fitted carpet.

Dining Area

10' x 7' 9" (3.05m x 2.36m)

Patio doors to rear leading to conservatory, fitted carpet.

Kitchen

9' 6" x 8' 7" (2.90m x 2.62m)

Double glazed window to rear. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, built in gas hob with extractor over, built in double electric oven, space for washing machine and fridge/freezer, understairs storage area, access door to side, tiled flooring.

Conservatory

8' 4" x 8' 1" (2.54m x 2.46m)

Double glazing to rear and side, double glazed door, vinyl flooring.

First Floor

Landing

Double glazed window to side, access to loft via ladder, airing cupboard, radiator, fitted carpet.

Bedroom One

11' 11" x 10' (3.63m x 3.05m)

Double glazed window to front, fitted wardrobe with sliding mirror doors, radiator, fitted carpet.

Bedroom Two

11' 2" x 8' 3" (3.40m x 2.51m)

Double glazed window to rear, fitted wardrobe with sliding mirror doors, radiator, fitted carpet.

Bedroom Three

8' 4" x 6' 5" (2.54m x 1.96m)

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

Wet Room

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

Outside

Front Of Property

Driveway offering off-road parking for two vehicles, access to side.

Rear Garden

A private, enclosed garden with patio area, laid to lawn, pathway to:

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.





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/BGH404501

Tenure: Freehold



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