



Connells

Henry Burt Way
Burgess Hill



Property Description

The accommodation comprises: entrance hall, downstairs cloakroom, generous living room, stunning open plan kitchen/diner, with the kitchen benefitting from an integrated electric oven and hob and space for a dishwasher and fridge/freezer, utility room, with access to the garage, and uPVC and brick conservatory with French doors leading to the garden.

Upstairs you will find four bedrooms, three of which are spacious doubles, and a family bathroom. Bedroom one also benefits from fitted wardrobes and an en-suite shower room, and bedrooms two and four also enjoy fitted/built in wardrobes.

Outside, this fabulous home comes with a south facing rear garden which is mostly laid to lawn and also offers driveway parking for two vehicles to the front of the house.

The Hammonds Ridge development provides swift access to Tesco superstore, A23/M23 commuter corridor, the Triangle Leisure Centre, Burgess Hill town centre with its wide range of shops, bars and restaurants and main line railway station providing regular services to London and the South Coast.

Ground Floor

Entrance Hall

Double glazed entrance door to front, double glazed window to side, radiator, storage area, wood laminate flooring.

Cloakroom

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

Lounge

16' 10" x 10' 3" (5.13m x 3.12m)
Double glazed window to front, gas fireplace, radiator, telephone point, t.v. point, fitted carpet and double doors leading to dining area.

Kitchen / Diner

11' 11" x 16' 10" (3.63m x 5.13m)
Double glazed window to rear, access door to utility room. Fitted with a range of wall and base units incorporating cupboards and drawers with granite worksurfaces over, sink/drain, electric oven and hob with cookerhood, space for dishwasher, space for fridge/freezer, radiator, tiled flooring. Dining area has double glazed patio doors to conservatory, radiator, tiled flooring.

Utility Room

8' 2" x 6' 8" (2.49m x 2.03m)
Double glazed window to rear, wall and base units with granite worksurfaces, stainless steel sink, space and plumbing for washing machine, radiator, tiled flooring, door to garage and double glazed door to rear garden.

Conservatory

8' 1" x 9' 2" (2.46m x 2.79m)

Of uPVC and brick construction with double glazing to rear and side, tiled flooring, ceiling fan with light, radiator and double glazed French doors to garden.

First Floor

Landing

Airing cupboard, access to loft with loft ladder, fitted carpet, access to all bedrooms.

Bedroom One

9' 7" x 14' (2.92m x 4.27m)

Double glazed window to front, fitted wardrobes, radiator, fitted carpet, door to:

En-Suite

Window to side, shower cubicle, pedestal wash basin, extractor fan, low level w.c., tiled flooring and radiator.

Bedroom Two

8' 6" x 10' 10" (2.59m x 3.30m)

Double glazed Velux style window to rear, fitted wardrobes, radiator, fitted carpet.

Bedroom Three

9' 8" x 9' 10" (2.95m x 3.00m)

Double glazed window to rear, radiator, fitted carpet.

Bedroom Four

6' 10" x 8' 11" (2.08m x 2.72m)

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

Bathroom

Double glazed window to rear, radiator, bath with mixer taps and shower attachment, pedestal wash basin, extractor fan, low level w.c., part tiled walls, vinyl flooring.

Outside

Front Of Property

Driveway offering off-road parking for 2/3 vehicles, side access with locked gate to rear garden.

Rear Garden

A private, enclosed south facing garden being mainly laid to lawn with flower and shrub borders.

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

T 01444 241 626
E burgesshill@connells.co.uk

21 Church Road
 BURGESS HILL RH15 9BB

EPC Rating: Awaited

view this property online connells.co.uk/Property/BGH404979

Tenure: Freehold



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Property Ref: BGH404979 - 0002