



Connells

Old School Place  
BURGESS HILL



### Property Description

Old School Place is a much sought after cul-de-sac location close to Burgess Hill, being situated just over half a mile from the town centre and train station with its excellent links to central London, Gatwick and the South Coast, but also providing easy access to the A23 commuter corridor.

Burgess Hill town centre offers a wealth of shops, bars, restaurants and a cinema. The South Downs country park offering a variety of walks, bridle paths and cycle routes is within easy reach.

The train journey to the cosmopolitan city of Brighton is around 10 minutes.

### Entrance Hall

Entrance door to front, stairs to first floor, radiator, tiled flooring.

### Cloakroom

Double glazed window to front, low level w.c., wash basin with storage under, radiator, tiled flooring.

### Open Plan Area

33' x 14' 8" max ( 10.06m x 4.47m max )

An open plan living room, dining room and kitchen.

Double glazed French doors to side, double glazed patio doors to rear, three radiators, understairs storage cupboard.

A fitted kitchen with double glazed window to front, a selection of wall and base units incorporating cupboards and drawers with worksurfaces, over and task lighting, stainless steel one and half bowl sink/drainer, space for Range style oven with cooker-hood over, integrated fridge, built in microwave,

### Bedroom Four

11' 4" x 7' 9" ( 3.45m x 2.36m )

Double glazed window to front, radiator, tiled flooring.

### Utility Room

Space for washing machine, power and light, access to loft, vinyl flooring.

## Landing

Double glazed window to side, storage cupboard, access to loft with ladder, fitted carpet.

## Bedroom One

10' 8" x 7' 11" (3.25m x 2.41m)  
Double glazed window to front, built in wardrobe, radiator, fitted carpet.

## Bedroom Two

11' 1" x 7' 11" (3.38m x 2.41m)  
Double glazed window to rear, radiator, fitted carpet.

## Bedroom Three

7' 10" x 7' 7" (2.39m x 2.31m)  
Double glazed window to front, built in wardrobe, radiator, fitted carpet.

## Bathroom

Double glazed window to rear, panel enclosed bath with shower over, pedestal wash basin, low level w.c., chrome ladder style heated towel rail, tiled flooring.

## Front Of Property

Driveway, area of lawn, side access to rear.

## Rear Garden

Mainly laid to lawn with lawn and decking areas.

## 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/BGH404959](http://connells.co.uk/Property/BGH404959)**

Tenure: Freehold



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