



Connells

Isabelle House Victoria Road
Burgess Hill



Property Description

A well presented two bedroom flat with en-suite to the master bedroom and allocated parking offered to the market with no onward chain.

The property comprises in brief: communal entrance, entrance hall, open plan living/dining/kitchen area with integrated appliances, two bedrooms with en-suite to bedroom one and additional bathroom.

Outside offers one allocated parking space plus bike and bin storage areas.

Burgess Hill town centre offers a wealth of shops, bars, restaurants, cinema and main line railway station offering regular services to London, Gatwick Airport and the South Coast and is approximately one mile away,

Communal Entrance

Entrance Hall

Secure entry video phone system, storage cupboard, space for washing machine, radiator, wood flooring.

Open Plan Area

24' 9" x 9' 7" (7.54m x 2.92m)

This room consists of living room, dining room and kitchen with double glazed French doors to balcony at the front, radiator, wood flooring.

Kitchen area: Double glazed window to side. Fitted with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, sink/drain, built in gas hob with extractor over, built in electric oven, integrated dishwasher, wood flooring.

Bedroom One

15' max x 14' 5" max (4.57m max x 4.39m max)

Double glazed window to rear, double built in wardrobe, radiator, fitted carpet, door to:

En-Suite

Double glazed window to rear, shower cubicle, wash basin with storage beneath, extractor fan, low level w.c., electric ladder style heated towel rail, vinyl flooring.

Bedroom Two

13' 4" x 10' 5" (4.06m x 3.17m)

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

Bathroom

Panel enclosed bath with shower attachment, low level w.c., wash basin with storage under, extractor fan, vinyl flooring with under-floor heating.

Outside

The property benefits from one allocated parking space, communal bike shed and bin store.

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: B

view this property online [connells.co.uk/Property/BGH403956](https://www.connells.co.uk/Property/BGH403956)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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