



Connells

Fairfield Road
Burgess Hill



Property Description

A three bedroom home, well-presented throughout, situated in a popular residential location on the Northern side of town.

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

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

Upstairs has two double bedrooms and bathroom, on the second floor another double bedroom,

Outside has a private rear garden.

Ground Floor

Entrance Hall

Double glazed entrance door to front, stairs to first floor, radiator with cover, understairs storage space, wood laminate flooring.

Lounge

14' 4" into bay x 11' 7" (4.37m into bay x 3.53m)
Double glazed bay window to front, feature fireplace with surround, radiator, with cover, wood laminate flooring.

Dining Room

10' 11" x 9' 9" (3.33m x 2.97m)
Double glazed window to rear, radiator with cover, wood laminate flooring.

Kitchen

15' 5" x 7' 8" (4.70m x 2.34m)
Double glazed windows to rear and side, double glazed access door to garden. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, one and half bowl ceramic sink/drainer, built in gas hob with cooker-hood over, built in oven, space for washing machine and fridge/freezer, wine cooler, radiator, tiled effect vinyl flooring.

First Floor

Landing

Storage cupboard with space for tumble dryer, stairs to second floor, fitted carpet.

Bedroom One

15' into recess x 12' (4.57m into recess x 3.66m)

Two double glazed windows to front, radiator, wood laminate flooring.

Bedroom Two

10' 11" x 9' 9" (3.33m x 2.97m)

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

Bathroom

Double glazed window to rear, bath with shower attachment, double shower cubicle, his and hers sinks, low level w.c., chrome ladder style heated towel rail, tiled flooring with underfloor heating.

Second Floor

Landing

Double glazed window to side, storage area, fitted carpet.

Bedroom Three

15' 4" x 13' 1" (4.67m x 3.99m)

Double glazed Velux style windows to front and rear, wood laminate flooring.

Outside

Garden

A private enclosed rear garden with patio area and being mainly laid to lawn.

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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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: E

view this property online connells.co.uk/Property/BGH405012

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BGH405012 - 0004