



Connells

Junction Road
Burgess Hill



Property Description

Oozing character throughout is this Edwardian four bedroom semi-detached family home, ready for you to put your own stamp on.

The property comprises of hallway, living room, dining room, kitchen/breakfast room with space for an Aga, four bedrooms arranged over two floors and bathroom.

Outside offers driveway parking and a beautiful, well established, rear garden.

The property is situated close to the town centre with its comprehensive range of shops, bars and restaurants plus the main line railway station providing regular services to London, Gatwick Airport and the South Coast.

Ground Floor

Entrance Porch

Entrance door to front, tiled flooring.

Entrance Hall

Stairs to first floor, radiator, understairs storage cupboard, white oak effect luxury vinyl flooring.

Living Room

14' 11" into bay x 12' 3" into recess (4.55m into bay x 3.73m into recess)
Double glazed bay window to front, gas fireplace with surround, radiator, wooden floorboards.

Dining Room

10' 11" x 10' 3" into recess (3.33m x 3.12m into recess)
Double glazed window to rear, radiator, white oak effect luxury vinyl flooring.

Kitchen / Breakfast Room

15' 10" x 10' 2" (4.83m x 3.10m)
Double glazed patio doors to rear, double glazed window to side, 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 sink/drainer, Aga oven, space for washing machine, space for fridge, white oak effect luxury vinyl flooring.

borders, outside toilet and boiler room.

First Floor

Bedroom One

14' 11" into bay x 15' 6" (4.55m into bay x 4.72m)

Double glazed bay window to front, additional double glazed window to front, working fireplace with surround, understairs storage cupboard, radiator, wooden floorboards.

Bedroom Three

10' 11" x 10' 4" (3.33m x 3.15m)

Double glazed window to rear, radiator, fitted carpet.

Bedroom Four

9' x 8' 4" (2.74m x 2.54m)

Double glazed window to rear, airing cupboard, radiator, white oak effect luxury vinyl flooring.

Bathroom

Double glazed window to side, panel enclosed bath, pedestal wash basin, low level w.c., heated towel rail, vinyl flooring.

Second Floor

Bedroom Two

13' 10" x 11' 5" (4.22m x 3.48m)

Double glazed window to side, radiator, eaves storage space, wood laminate flooring.

Outside

Front Garden

Driveway parking, area of lawn, side access to rear.

Rear Garden

A large, established garden with patio area, mainly laid to lawn with flower and shrub

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

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EPC Rating: D

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Tenure: Freehold



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