

Junction Road Burgess Hill

# Connells

# Junction Road Burgess Hill RH15 0JZ

# for sale offers over £475,000



# **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

 $14' 11^{\text{T}}$  into bay x 12' 3" inrto recess ( 4.55m into bay x 3.73m inrto 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.





# **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**

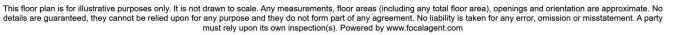
Burgess Hill is situated in the Sussex Weald, 10 miles (16 km) north of Brighton, and about 4.5 miles (7.2 km) south of Haywards Heath. Lewes, in East Sussex, is 12 miles (19 km) southeast of Burgess Hill, and the larger town of Horsham is 15 miles (24 km) to the northwest. Crawley, a major settlement 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.









To view this property please contact Connells on

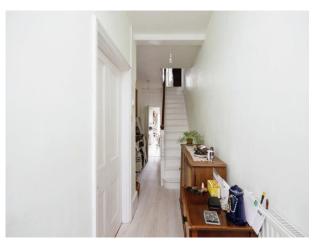
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21 Church Road BURGESS HILL RH15 9BB

EPC Rating: D

view this property online connells.co.uk/Property/BGH405041





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.

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