



Connells

Charlwood Gardens
Burgess Hill



Property Description

Situated in a popular residential area close to Wivelsfield train station and Manor Field infant and primary school is this well-presented three bedroom family home.

The property comprises in brief: entrance hall, lounge and kitchen/diner to the ground floor.

Upstairs offers three bedrooms and bathroom.

Outside benefits from a large wrap around garden plus home office and a garage. Burgess Hill town centre with its comprehensive range of shops, bars and restaurants plus main line railway station is approximately a mile and half away.

Internal viewings are highly recommended.

Ground Floor

Entrance Hall

Double glazed entrance door to front, radiator, stairs to first floor, wood laminate flooring.

Living Room

15' 10" x 12' 7" (4.83m x 3.84m)

Double glazed windows to front and side, understairs storage, radiator, wood laminate flooring.

Kitchen / Diner

15' 6" x 9' (4.72m x 2.74m)

Double glazed window to rear, double glazed door to garden. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over and task lighting under, one and half bowl sink/drain, space for cooker, space for fridge/freezer, tumble dryer.

First Floor

Landing

Airing cupboard, storage cupboard, access to loft, fitted carpet.

Bedroom One

12' 3" x 8' 4" (3.73m x 2.54m)

Double glazed window to front, radiator, fitted carpet.

Bedroom Two

11' x 7' 4" (3.35m x 2.24m)

Double glazed window to rear, built in wardrobe, radiator, air conditioning unit, fitted carpet.

Bedroom Three

8' 3" x 7' (2.51m x 2.13m)

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

Bathroom

Double glazed window to rear, panel enclosed bath with wall mounted electric shower, wash basin with storage under, low level w.c., chrome ladder style heated towel rail, tiled flooring with underfloor heating.

Outside

A wrap around garden to three sides with side gate to rear and gate to front, mainly laid to lawn, decking area, timber framed garden shed.

Home Office

Insulated, power and light, wood laminate flooring.

Garage

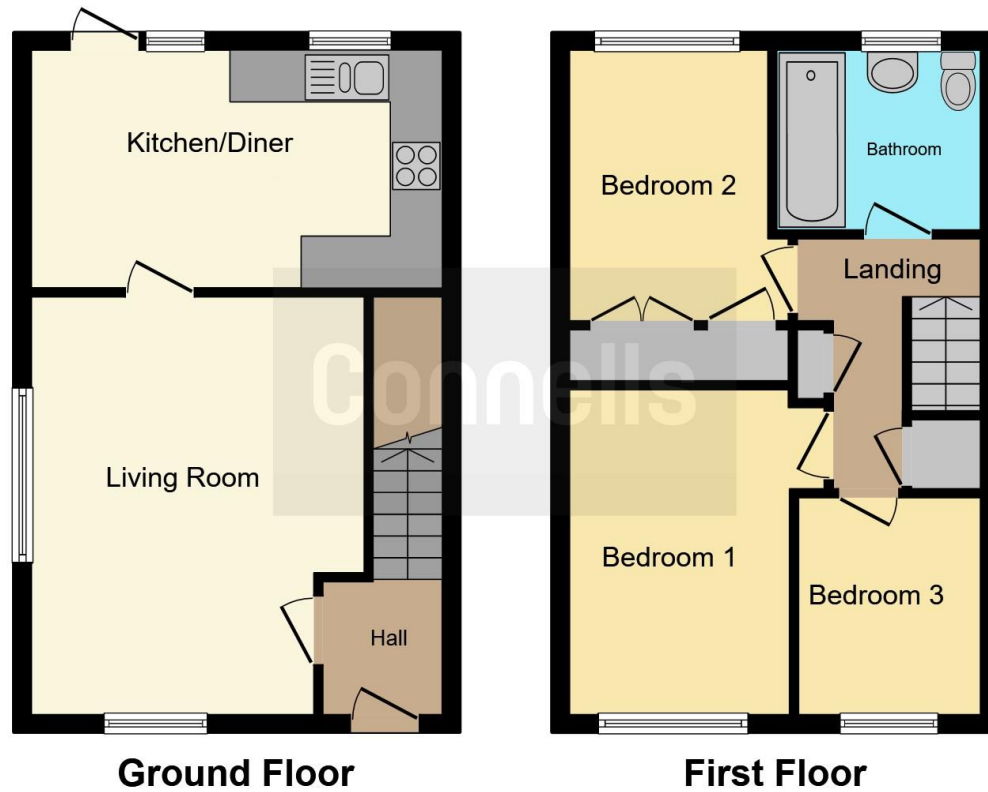
The property benefits from a garage with up and over door.

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: C

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Tenure: Freehold



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