



**Connells**

Oak Hall Park  
Burgess Hill



## Property Description

This three bedroom detached family home is immaculately presented throughout and comprises in brief: entrance hall, downstairs cloakroom, L-shape lounge with conservatory, fitted kitchen, utility area and integral garage.

Upstairs offers three bedrooms and bathroom.

Outside benefits from beautifully maintained front and rear gardens with driveway parking and garage, there are also solar panels to the roof.

Burgess Hill town centre with its comprehensive range of shops, bars and restaurants plus main line railway station offering regular services to London, Gatwick Airport and the South Coast is an easy walk being 0.3 miles distance.

## Ground Floor

### Entrance Hall

Stairs to first floor, understairs storage area, tiled flooring.

### Cloakroom

Double glazed window to side, low level w.c., wash basin, radiator, tiled flooring.

### Living Room

21' 2" max x 18' 6" max ( 6.45m max x 5.64m max )

An L shaped room with double glazed window to front, double glazed patio doors to rear, electric fireplace with surround, three radiators, fitted carpet.

### Kitchen

11' 3" x 8' 8" ( 3.43m x 2.64m )

Double glazed window to rear. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, stainless steel one and half bowl sink/drainer, space for fridge/freezer, built in gas hob with extractor over, built in double electric oven.

### Utility Room

Double glazed window to side, plumbing and space for washing machine, tiled flooring.

### Conservatory

13' 7" x 8' 11" ( 4.14m x 2.72m )

Double glazed windows to side and rear, double glazed French doors to garden, radiator, tiled flooring.

## First Floor

### Landing

Airing cupboard, radiator, access, via ladder, to partially boarded loft with light, fitted carpet.

### Bedroom One

14' 4" x 9' 8" ( 4.37m x 2.95m )  
Double glazed window to front, built in wardrobe, radiator, fitted carpet.

### Bedroom Two

11' 4" x 11' 2" ( 3.45m x 3.40m )  
Double glazed window to rear, built in wardrobe, radiator, wood laminate flooring.

### Bedroom Three

13' 10" x 9' 1" ( 4.22m x 2.77m )  
Double glazed window to front, built in wardrobe, radiator, wood laminate flooring.

### Bathroom

Double glazed opaque window to rear, panel enclosed bath with wall mounted shower, glass shower screen, low level w.c., vanity wash basin with storage under, radiator, tiled flooring.

## Outside

### Front Of Property

Driveway, area of lawn, side access to rear.

### Rear Garden

A private, enclosed garden with decking area, mainly laid to lawn with flower and shrub borders, timber framed garden shed.

### Garage

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

## Burgess Hill Information

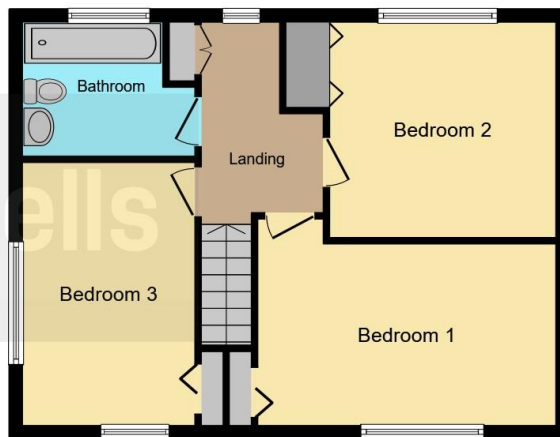
Burgess Hill is situated in the Sussex Weald, 10 miles (16 km) north of Brighton, and about 4.5 miles (7.2 km) south of Haywards Heath. Lewes, in East Sussex, is 12 miles (19 km) southeast of Burgess Hill, and the larger town of Horsham is 15 miles (24 km) to the northwest. Crawley, a major settlement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





**Ground Floor**



**First Floor**

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**EPC Rating: D**

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Tenure: Freehold



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