



**Connells**

Brookway  
BURGESS HILL





## Property Description

Situated within close proximity of Wivelsfield main line railway station, Manor Field infant and primary school and Janes Lane recreational ground is this two double bedroom semi detached bungalow overlooking the green.

Comprising in brief: entrance hall, living room, conservatory, kitchen, shower room and two bedrooms,

Outside benefits from driveway parking and garage, plus a private, fully enclosed, well established rear garden.

Burgess Hill town centre with its comprehensive range of shops, bars, cinema and restaurants plus main line station offering regular services to London, Gatwick Airport and the South Coast is approximately one mile away.

## Entrance Hall

Double glazed entrance door to side, storage cupboard, airing cupboard, access to loft, radiator, fitted carpet.

## Living Room

11' 4" x 16' 1" ( 3.45m x 4.90m )  
Double glazed French doors to rear leading to conservatory, electric fireplace with surround, radiator, fitted carpet.

## Kitchen

10' 6" x 8' 2" ( 3.20m x 2.49m )  
Double glazed window to rear, double glaze access door to side. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, inset stainless steel sink/drainer, built in electric hob, built in double electric oven, space for washing machine, integrated fridge/freezer, tiled flooring.

## Conservatory

11' 4" x 10' 1" ( 3.45m x 3.07m )  
Double glazed windows to rear and side, double glazed French doors, tiled flooring.

## Bedroom One

14' 11" x 11' 3" ( 4.55m x 3.43m )  
Double glazed window to front, radiator, fitted carpet.

## Bedroom Two

10' 7" x 9' 10" ( 3.23m x 3.00m )

Double glazed window to front, radiator, fitted carpet.

## Shower Room

Double glazed window to side, shower cubicle, pedestal wash basin, low level w.c., ladder style heated towel rail, tiled flooring.

## Outside

### Front Of Property

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

### Rear Garden

A private, enclosed garden with patio area, mainly laid to lawn with flower and shrub borders.

### Garage

The property benefits from a garage to the rear of the driveway.

## 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.







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To view this property please contact Connells on

**T 01444 241 626**  
**E [burgesshill@connells.co.uk](mailto:burgesshill@connells.co.uk)**

21 Church Road  
 BURGESS HILL RH15 9BB

**EPC Rating: D**

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Tenure: Freehold



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