



Connells

St. Peters Road
Burgess Hill



Property Description

The property is situated in a cul-de-sac approximately half a mile from Burgess Hill town centre with its comprehensive range of shops, bars, restaurants, cinema and main line railway station offering regular services to London, Gatwick Airport and the South Coast.. The Triangle leisure centre is a five minute drive away.

Bedelands Nature Reserve within a ten minute walk and the South Downs national park is slightly further afield.

The property comprises of entrance porch, entrance hall, living/dining room, kitchen, cloakroom and conservatory to the ground floor.

The first floor offers three bedrooms and a family bathroom.

Outside there is ample off-road parking and garage with home office to the rear.

There is a lovely garden with outbuilding plus workshop. Call now to avoid disappointment.

Entrance Porch

9' 5" x 5' 6" (2.87m x 1.68m)
Double glazed window to front, double glazed door to side, vinyl flooring.

Entrance Hall

Understairs storage cupboard, stairs to first floor, radiator, fitted carpet.

Cloakroom

Double glazed window to front, low level w.c., wash basin, radiator, vinyl flooring.

Lounge / Diner

25' 4" max x 11' 10" (7.72m max x 3.61m)
Double glazed window to front, gas fireplace with surround, three radiators, fitted carpet.

Kitchen

12' 1" x 7' 11" (3.68m x 2.41m)
Double glazed window to rear, double glazed door to conservatory. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, sink/drain, space for oven, space for washing machine, radiator, vinyl flooring.

Conservatory

19' 10" x 9' 11" (6.05m x 3.02m)
Double glazed windows to rear and side, double glazed French doors to garden, radiator.

Landing

Double glazed window to side, access to loft, airing cupboard, radiator.

Bedroom One

13' 7" x 11' 9" (4.14m x 3.58m)

Double glazed window to front, radiator, fitted carpet.

Bedroom Two

12' x 11' 3" (3.66m x 3.43m)

Double glazed window to rear, radiator, fitted carpet.

Bedroom Three

10' 2" x 7' 11" (3.10m x 2.41m)

Double glazed window to rear, radiator, fitted carpet.

Bathroom

Double glazed window to front, corner bath with shower attachment, low level w.c., wash basin, radiator, vinyl flooring.

Outside Front

Driveway offering ample off-road parking.

Rear Garden

A private garden with patio area, mainly laid to lawn, workshop, timber framed garden shed.

Garage

30' 9" x 9' 4" (9.37m x 2.84m)

With up and over door, power and light.

Home Office

18' 1" x 8' 10" (5.51m x 2.69m)

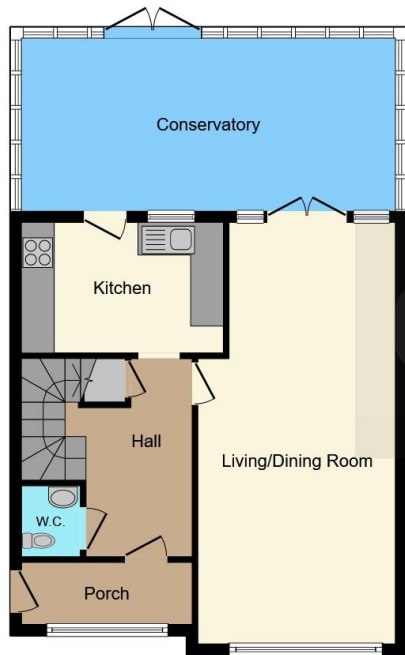
With window to side, power and light.

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.

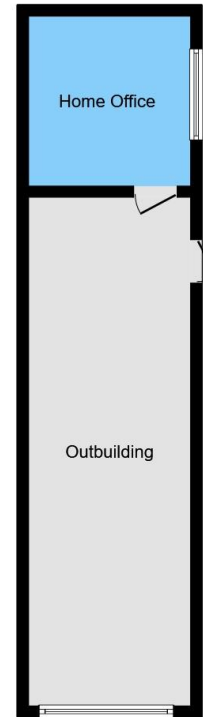




Ground Floor



First Floor



Outbuilding



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

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/BGH404958

Tenure: Freehold



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