



**Connells**

Bramble Gardens  
Burgess Hill



## Property Description

Situated approximately one and half miles from 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 this beautifully presented, four double bedroom detached family home.

Benefitting from a generous size garden, home office double garage, en-suite to master bedroom plus three further bedrooms, lounge, dining room, stunning fitted kitchen with separate utility area.

Internal viewing's are highly recommended to appreciate this property in full

## Entrance Hall

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

## Cloakroom

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

## Living Room

19' 1" into bay x 11' 3" ( 5.82m into bay x 3.43m )

Double glazed bay window to front and double glazed window to side, two radiators, wood laminate flooring.

## Dining Room

10' 8" x 9' 3" ( 3.25m x 2.82m )

Double glazed French doors to rear, radiator, wood laminate flooring.

## Study

11' into bay x 6' 10" ( 3.35m into bay x 2.08m )

Double glazed bay window to rear, radiator, wood laminate flooring.

## Kitchen

10' 4" x 9' 7" ( 3.15m x 2.92m )

Double glazed window to rear. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, sink/drain, space for Range style oven with extractor over, space for fridge/freezer, space for dishwasher, wood laminate flooring.

## Utility Room

Double glazed access door to rear garden, wall and base units, sink, space for washing machine, space for tumble dryer, radiator, wood laminate flooring.

## Landing

Access to loft, airing cupboard, radiator, fitted carpet.

## Bedroom One

14' 2" x 12' 6" ( 4.32m x 3.81m )  
Double glazed window to front, fitted wardrobes, radiator, wood laminate flooring, door to:

## En-Suite

Double glazed window to front, double shower cubicle, low level w.c., wash basin, radiator, tiled flooring.

## Bedroom Two

11' 3" max x 10' 9" max ( 3.43m max x 3.28m max )  
Double glazed window to front, fitted wardrobes, radiator, wood laminate flooring.

## Bedroom Three

11' 5" x 11' 4" ( 3.48m x 3.45m )  
Double glazed window to rear, fitted wardrobes, radiator, wood laminate flooring.

## Bedroom Four

11' 4" x 9' 5" ( 3.45m x 2.87m )  
Double glazed window to rear, fitted wardrobes, radiator, wood laminate flooring.

## Bathroom

Double glazed window to rear, bath, walk in shower, wash basin, low level w.c., chrome ladder style heated towel rail, tiled flooring.

## Front Garden

Driveway offering off-road parking.

## Rear Garden

A private with patio area, mainly laid to lawn, side access to front.

## Home Office

With power and light.

## Garage

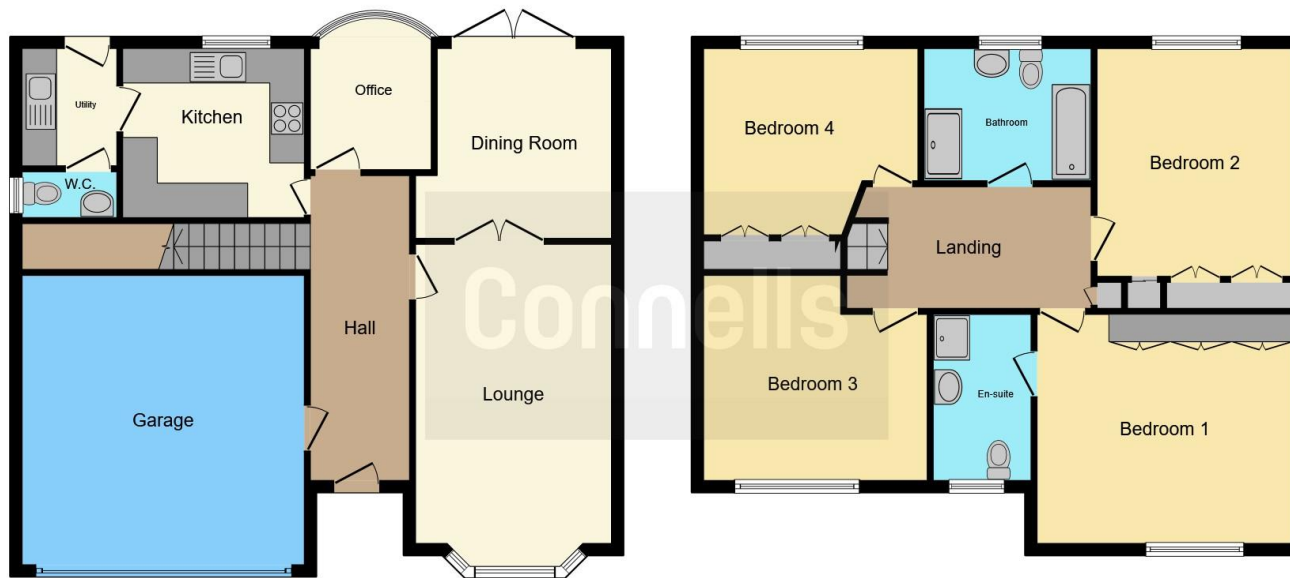
16' 6" x 15' 11" ( 5.03m x 4.85m )  
The property benefits from a double garage with roller door, power and light.

## 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**

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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BGH405083](http://connells.co.uk/Property/BGH405083)**



Tenure: Freehold



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