



Connells

Ash House Orchard Close
Burgess Hill



Property Description

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The accommodation includes a large entrance hall with entry phone system and a useful deep storage cupboard.

The kitchen/dining/living room is dual aspect.

The kitchen area is well fitted with integrated cooking appliances,

There are two bedrooms, the master has an en-suite shower room and there is an additional bathroom fitted with a white suite.

Outside benefits from communal gardens laid to lawn, an allocated parking space, visitors parking and bike shed.

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 is approximately 1,5 miles away.

Benefits include gas fired central heating and uPVC framed double glazed windows.

Entrance Hall

Security entry phone system, storage cupboard, fitted carpet.

Living / Dining Room

17' 3" x 15' 11" (5.26m x 4.85m)
Double glazed windows to front and side, two radiators, fitted carpet.

Kitchen

12' 8" x 6' 5" (3.86m x 1.96m)
Double glazed window to side. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, stainless steel sink/drain, built in has hob with cooker-hood over, built in electric oven, integrated fridge/freezer, integrated washing machine, tiled flooring.

Bedroom One

12' 4" x 8' 1" (3.76m x 2.46m)
Double glazed window to side, radiator, fitted carpet, door to:

En-Suite

Shower cubicle, low level w.c., wash basin, radiator, extractor fan, tiled flooring.

Bedroom Two

9' 6" x 8' 6" (2.90m x 2.59m)
Double glazed window to side, radiator, fitted carpet.

Bathroom

Panel enclosed bath with wall mounted shower, pedestal wash basin, low level w.c., extractor fan, tiled flooring.

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.

Outside

The property benefits from a communal gardens plus one allocated and visitors parking.





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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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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