



**Connells**

Sparrow Way  
Burgess Hill



### Property Description

The property is located on the western outskirts of Burgess Hill and is very conveniently located to take advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are easy to access. Both of the town's main line stations are within two and a half miles whilst the town centre with its wide variety of amenities including a Waitrose Supermarket is within striking distance. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

### Ground Floor

#### Entrance Porch

Entrance door and double glazed window to side, electric heater, vinyl flooring.

#### Entrance Hall

Stairs to first floor accommodation, understairs storage cupboard, radiator, vinyl flooring.

#### Living Room

19' 5" x 9' 6" ( 5.92m x 2.90m )  
Two double glazed windows to front, double glazed window to side, gas fireplace with surround, two radiators, fitted carpet.

#### Dining Room

10' 11" x 9' 6" ( 3.33m x 2.90m )  
Double glazed French doors lead to conservatory, radiator, vinyl flooring.

### Kitchen / Diner

15' 10" x 10' 11" ( 4.83m x 3.33m )  
Two double glazed windows to rear. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, sink/drainer, built in gas hob with extractor over, built in double electric oven, space for fridge/freezer, space for slim-line dishwasher, two radiators, storage cupboard, vinyl flooring.

### Utility Room

Double glazed side door to garden, wall and base units, stainless steel sink/drainer, space for washing machine, space for tumble dryer, radiator, vinyl flooring.

### Conservatory

10' 9" x 9' 6" ( 3.28m x 2.90m )  
Double glazed French doors to side leading to garden, double glazed windows to rear, electric heater, fitted carpet.

### First Floor

#### Landing

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

#### Bedroom One

10' 6" x 9' 1" ( 3.20m x 2.77m )  
Double glazed window to rear, built in wardrobe, fitted wardrobe, radiator, fitted carpet, door to:

## En-Suite

Double glazed window to rear, shower cubicle, low level w.c., wash basin, vanity unit with mirror, chrome ladder style heated towel rail, tiled flooring.

## Bedroom Two

11' 8" x 10' ( 3.56m x 3.05m )

Double glazed window to front, radiator, fitted carpet.

## Bedroom Three

11' max x 8' max ( 3.35m max x 2.44m max )

Double glazed window to rear, fitted wardrobe, radiator, fitted carpet.

## Bedroom Four

9' 2" x 8' 9" ( 2.79m x 2.67m )

Double glazed windows to front and side, radiator, fitted carpet.

## Bathroom

Double glazed window to side, panel enclosed bath with shower attachment, pedestal wash basin, low level w.c., radiator, vinyl flooring.

## Front Garden

Driveway parking, area of lawn to front, side gate to rear.

## Rear Garden

A private, enclosed garden with two areas of patio, mainly laid to lawn, outside tap, side access to front, pedestrian door to garage.

## Garage

17' 4" x 17' 3" ( 5.28m x 5.26m )

The property benefits from a double garage with up and over doors, 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.





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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: C**

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Tenure: Freehold



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