



Connells
FOR SALE

Connells

St Andrews Lodge St. Andrews Road
Burgess Hill



Property Description

Located within walking distance of the bustling and thriving market down of Burgess Hill, is this stunning two bedroom ground floor apartment with a beautiful garden, St Andrews Road has your everyday needs on the doorstep. Alongside the well-known retailers of Waitrose, Tesco and Lidl, many other smaller independent shops practice their trade in and amongst the vibrant outdoor markets consisting of bakeries, coffee shops and farmers stalls. In addition, the town is also spoilt by a range of pubs, cinema and restaurants offering a variety of international cuisine.

There are many leisure activities available in the area as well as bridle paths and footpaths across the surrounding countryside and golf across the county. Sussex has a vibrant cultural and arts scene, with rail services from:

Burgess Hill Train Station

Communal Entrance

Entrance Hall

Storage cupboard, radiator, wood laminate flooring.

Living / Dining Room

16' 2" x 9' 11" (4.93m x 3.02m)

Double glazed window to rear, patio doors to garden, two radiators, wood laminate flooring.

Kitchen

9' 10" x 8' 11" (3.00m x 2.72m)

A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with oak worksurfaces over, stainless steel one and half bowl sink/drainer, integrated fridge/freezer, integrated washing machine, integrated dishwasher, built in electric hob with cooker-hood over, built in electric oven, wood laminate flooring.

Bedroom One

13' 1" into bay x 10' 7" (3.99m into bay x 3.23m)

Double glazed bay window to front, radiator, built in wardrobe, fitted carpet.

Bedroom Two

12' 9" x 6' 2" (3.89m x 1.88m)

Double glazed window to side, radiator, fitted carpet.

Bathroom

Panel enclosed P-shaped bath with shower over and glass screen, low level w.c., wash basin, extractor fan, heated towel rail, wood laminate flooring.

Parking

There is one allocated parking space.

Garden

The property has a private rear garden being mainly laid to lawn with flower and shrub borders, side access to front.

Burgess Hill Information

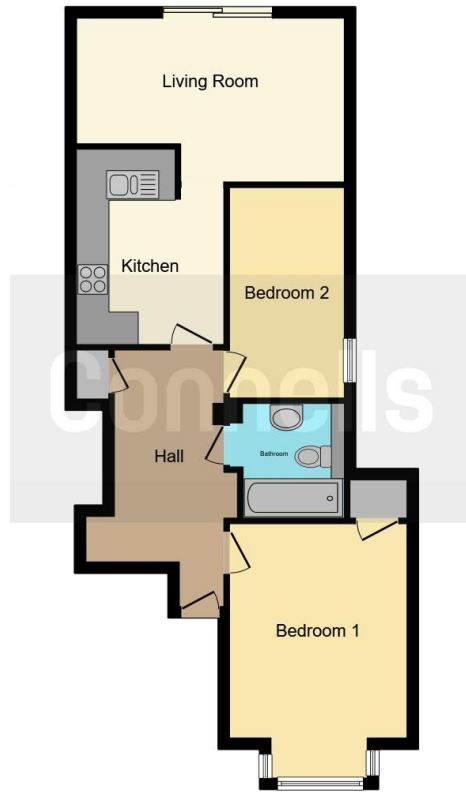
Burgess Hill is situated in the Sussex Weald, 10 miles (16 km) north of Brighton, and about 4.5 miles (7.2 km) south of Haywards Heath. Lewes, in East Sussex, is 12 miles (19 km) southeast of Burgess Hill, and the larger town of Horsham is 15 miles (24 km) to the northwest. Crawley, a major settlement 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 Chilmington, 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.









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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/BGH405065

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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