



Connells

Leylands Road
Burgess Hill



Property Description

A three bedroom home situated in a popular residential location close to two junior schools and Burgess Hill Academy, approximately one mile (10 mins walk) from Burgess Hill 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 also a short walk to Lidl supermarket and Wivelsfield railway station.

The property comprises in brief: porch, lounge, kitchen/diner and conservatory to the ground floor.

The first floor offers three bedrooms and bathroom.

Outside benefits from parking for two, side access to rear garden with outbuilding at rear.

Porch

Side aspect double glazed door, wood laminate flooring.

W.C

Low level wc, wash hand basin, tiled floor

Living Room

21' 8" x 11' 8" (6.60m x 3.56m)
Front aspect double glazed window, two side aspect double glazed windows, stairs to first floor, under stair storage cupboard, three radiators and wood laminate flooring

Kitchen/Diner

17' x 11' 11" (5.18m x 3.63m)
Rear aspect double glazed window and door to conservatory, eye & base units, worktops, stainless steel sink & drainer unit, built in electric hob & extractor over, built in electric oven, space for washing machine & Fridge freezer, tiled floor.

Conservatory

9' 10" x 9' 7" (3.00m x 2.92m)
Rear aspect double glazed french doors leading into garden, double glazed windows, radiator & wood laminate flooring.

Landing

Wood laminate flooring & storage cupboard



Bedroom One

11' 11" x 9' 4" (3.63m x 2.84m)

Rear aspect double glazed window, radiator & wood laminate flooring

Bedroom Two

11' 8" Max x 10' 3" Max (3.56m Max x 3.12m Max)

Front aspect double glazed window, radiator & wood laminate flooring.

Bedroom Three

7' x 6' 11" (2.13m x 2.11m)

Side aspect double glazed window, radiator & wood laminate flooring.

Bathroom

Side aspect double glazed window, Panel bath with shower attachment, shower cubicle, low level wc, wash hand basin, chrome ladder radiator & tiled floor

Front Garden

Brick paved driveway providing parking for two cars, side access to rear.





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: E

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Tenure: Freehold



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