



**Connells**

Kilwood Avenue  
BURGESS HILL



## Property Description

Move straight into this stunning two-bedroom home.

The property was built by Croudace in 2019, still within the NHBC guarantee, and benefits from being approximately one mile to the town centre of Burgess Hill which offers an assortment of shops, bars, restaurants, cinema and the railway station with regular services to London, Gatwick Airport and the South Coast.

Comprising in brief: entrance hall, cloakroom, living/dining room, kitchen to the ground floor.

The first floor offers two double bedrooms one with en-suites and bathroom,

Outside benefits from rear garden and two allocated parking spaces cars.

## Entrance Hall

Entrance door to front, stairs to first floor, doors to cloakroom and kitchen, LVT flooring.

## Cloakroom

Double glazed window to front, w.c., wash basin, radiator, tiled flooring.

## Lounge

15' 7" x 15' 6" ( 4.75m x 4.72m )  
Double glazed French doors and windows to rear, door to downstairs storage cupboard, radiator, LVT flooring.

## Kitchen

11' x 7' 9" ( 3.35m x 2.36m )  
Double glazed window to front. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, double stainless steel sink/drainer, gas hob, built in electric oven, built in washing machine, built in dishwasher, radiator, tiled flooring.

## Landing

Double glazed window to front, airing cupboard, access to part boarded loft, radiator, fitted carpet.

## Bedroom One

10' 3" max x 10' 1" max ( 3.12m max x 3.07m max )  
Double glazed window to front, fitted wardrobe, fitted carpet.

## En-Suite

Double glazed frosted window to front, wash basin with storage under, heated towel rail, w.c., walk in shower, tiled flooring.

## Bedroom Two

15' 7" max x 10' 9" max ( 4.75m max x 3.28m max )

Double glazed window to rear, radiator, fitted carpet.

## Bathroom

Bath with shower, wash basin with storage under, heated towel rail, extractor fan, w.c., tiled flooring, part tiled walls.

## Garden

A rear garden with patio area, area of lawn, garden shed, pathway to front.

## Parking

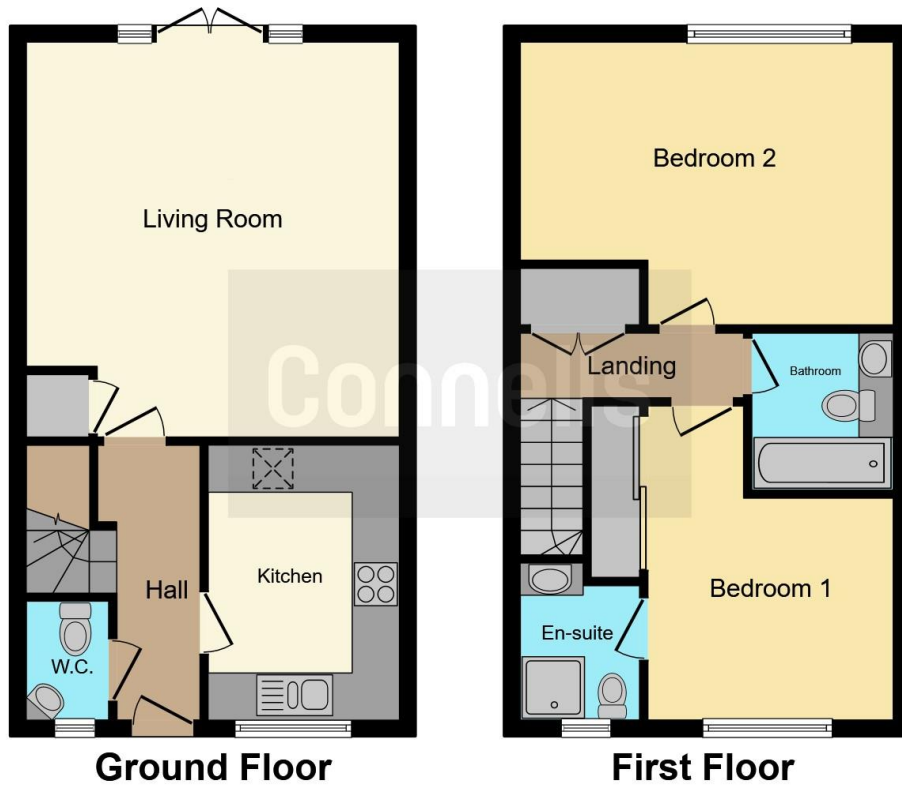
The property benefits from two allocated parking spaces.

## 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.





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)

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/BGH405064](http://connells.co.uk/Property/BGH405064)**



Tenure: Freehold



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