



**Connells**

Swallow Rest  
Burgess Hill



## Property Description

Situated approximately 28 minutes walk from Burgess Hill town centre with its comprehensive range of shops, bars, restaurants and cinema plus main line railway station offering regular services to London, Gatwick Airport and the South coast is this beautifully presented three bedroom end terraced family home.

The property comprises in brief: entrance hall, cloakroom, lounge and kitchen/diner.

Upstairs offers three bedrooms with bedroom one having an en-suite and a family bathroom.

Outside benefits from lawn area to the front and private rear garden.

There is a garage with a parking space to the front.

## Entrance Hall

Double glazed entrance door to front, double glazed window to side, wood laminate flooring, stairs to first floor, door to:

## Cloakroom

Double glazed window to front, wash basin, w.c., tile effect laminate flooring.

## Lounge

15' 5" x 12' 5" max ( 4.70m x 3.78m max )

Double glazed window to front, radiator, understairs storage cupboard, wood laminate flooring.

## Kitchen / Diner

15' 9" max x 10' max ( 4.80m max x 3.05m max )

Double glazed French doors to rear, double glazed window to rear. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, part tiled walls, stainless steel double sink, built in electric oven, gas hob with extractor over, space for washing machine, space for two fridges, tiled flooring.

## Landing

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

## Bedroom One

10' 3" x 9' 3" ( 3.12m x 2.82m )

Double glazed window to front, radiator, built in wardrobe, fitted carpet, door to:

## En-Suite

Walk in shower, extractor fan, shaver point, w.c., wash basin, part tiled walls.

## Bedroom Two

9' 1" max x 9' 3" max ( 2.77m max x 2.82m max )  
Double glazed window to rear, wardrobe, radiator, fitted carpet.

## Bedroom Three

6' 4" max x 7' 10" max ( 1.93m max x 2.39m max )  
Double glazed window to rear, radiator, fitted carpet.

## Bathroom

Double glazed window to front, bath with built in shower, extractor fan, w.c., wash basin, radiator, half tiled walls, tiled flooring.

## Outside Front

Driveway parking, area of lawn, side access to rear.

## Rear Garden

Area of lawn, patio area, outside tap.

## Garage

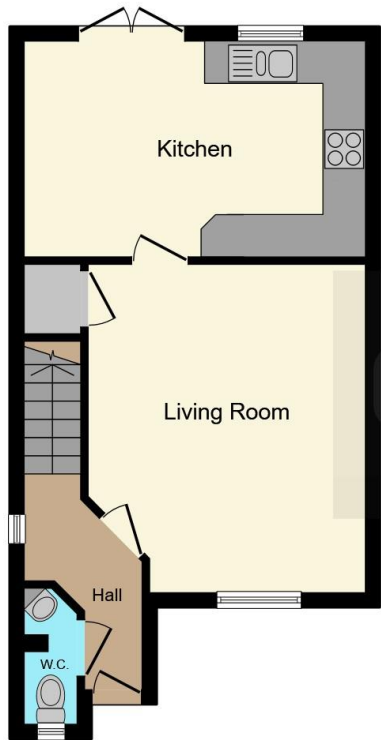
The property benefits from a garage with up and over door, eaves storage.

## 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.

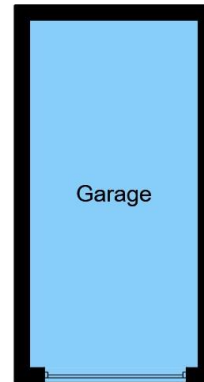




**Ground Floor**



**First Floor**



**Garage**



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: C**

**view this property online [connells.co.uk/Property/BGH405107](http://connells.co.uk/Property/BGH405107)**

Tenure: Freehold



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