



Connells

Charlwood Gardens
BURGESS HILL



Property Description

Situated in a popular residential area close to Wivelsfield train station, Janes Lane recreational ground and Manor Field infant and primary school is this well presented three bedroom family home.

The property comprises in brief: entrance hall, lounge, 2nd reception room, kitchen/dining room.

Upstairs offers three bedrooms and bathroom. Outside benefits from area of lawn to the front and South facing rear garden plus garage.

Burgess Hill town centre with its comprehensive range of shops, bars and restaurants plus main line railway station is approximately a mile and half away.

Internal viewings are highly recommended.

Entrance Hall

Double glazed entrance door to front, radiator, wood flooring, stairs to first floor accommodation.

Lounge

15' 10" x 12' 3" max (4.83m x 3.73m max)

Double glazed window to front, radiator, telephone point, t.v. point, understairs storage, fitted carpet.

2nd Reception

14' 4" x 8' (4.37m x 2.44m)

Double glazed full width windows rear, double glazed French doors to rear garden, radiator, t.v. point, storage cupboards, shelving, solid oak flooring.

Kitchen / Dining Room

15' 5" x 11' 3" (4.70m x 3.43m)

A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, stainless steel sink/drainer, electric oven and hob with extractor over, plumbing and space for washing machine and dishwasher, space for double fridge/freezer, carpet to dining area, tiled flooring to kitchen.

Landing

Stairs leading up from ground floor, access to loft via pull down ladder, laminate flooring.

Bedroom One

12' 6" x 9' 1" (3.81m x 2.77m)

Double glazed window to front, fitted wardrobe, radiator, laminate flooring.



Bedroom Two

13' 1" x 8' (3.99m x 2.44m)

Double glazed window to front, radiator, fitted carpet.

Bedroom Three

9' 9" x 7' 1" (2.97m x 2.16m)

Double glazed window to front, radiator, fitted carpet.

Bathroom

Double glazed window to rear, bath with mixer taps and shower attachment, chrome ladder style heated towel rail, shower cubicle, pedestal wash basin, extractor fan, low level w.c., vinyl flooring.

Outside Front

Area of lawn with pathway to front of property.

Rear Garden

A South facing and private enclosed garden with Astro Turf, outside tap, metal shed with power, gated access to rear.

Garage

The property benefits from a garage en-bloc with up and over door.

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

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EPC Rating: C

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Tenure: Freehold



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