



Connells

Dunstall Avenue
Burgess Hill



Property Description

Dunstall Avenue is a popular residential location, conveniently located in Burgess Hill and offering easy access to the town centre with its wide variety of facilities including a Waitrose supermarket, ample bars, restaurants and a cinema.

Both main line railway stations offering regular services to London, Gatwick Airport and the South Coast are within striking distance, as is the Triangle Leisure Centre and the A23 link road.

Burgess Hill is surrounded by stunning countryside and picturesque villages.

The property comprises of entrance hall, living/dining room, conservatory, new kitchen/breakfast room, new central heating system with boiler warranty, four bedrooms, new bathroom, new shower room, driveway, tandem garage for two vehicles and private garden.

Entrance Hall

Double glazed entrance door to front, stairs to first floor with understairs storage, additional storage cupboard.

Shower Room

Double glazed window to front, wash basin with storage under, low level w.c., double shower cubicle, chrome ladder style heated towel rail, vinyl flooring.

Living / Dining Room

22' 2" x 10' 10" (6.76m x 3.30m)
Two double glazed windows to rear, double glazed doors to conservatory, two radiators, gas fireplace with surround, newly fitted carpet.

Kitchen / Breakfast Room

22' 1" x 9' 7" (6.73m x 2.92m)
Double glazed windows to front and rear. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, built in electric hob with extractor over, built in electric oven, integrated dishwasher, breakfast island, space for washing machine, radiator, double glazed access door to garage, Luxury Vinyl plank flooring.

Conservatory

10' 9" x 8' 10" (3.28m x 2.69m)
Double glazed windows to rear and side, double glazed french doors to garden, tiled flooring.

Bedroom Four

13' 10" x 9' 10" (4.22m x 3.00m)
Double glazed windows to front and side, radiator, fitted carpet.

Landing

Access to loft, airing cupboard, radiator, fitted carpet.

Bedroom One

10' 8" x 9' 11" (3.25m x 3.02m)
Double glazed window to side, two built in wardrobes, eaves storage, radiator, fitted carpet.

Bedroom Two

12' 11" x 7' 10" (3.94m x 2.39m)
Double glazed window to side, built in wardrobe, eaves storage, radiator, fitted carpet.

Bedroom Three

12' 11" x 7' 2" (3.94m x 2.18m)
Double glazed window to front, radiator, fitted carpet.

Bathroom

Double glazed window to rear, panel enclosed bath with shower attachment, vanity wash basin with storage under, low level w.c., chrome ladder style heated towel rail, vinyl flooring.

Outside Front

Driveway providing off-road parking, area of lawn, side access to rear.

Rear Garden

A private enclosed garden being mainly laid to lawn with flower and shrub borders, greenhouse, nearly new timber framed garden shed, car-port.

Garage

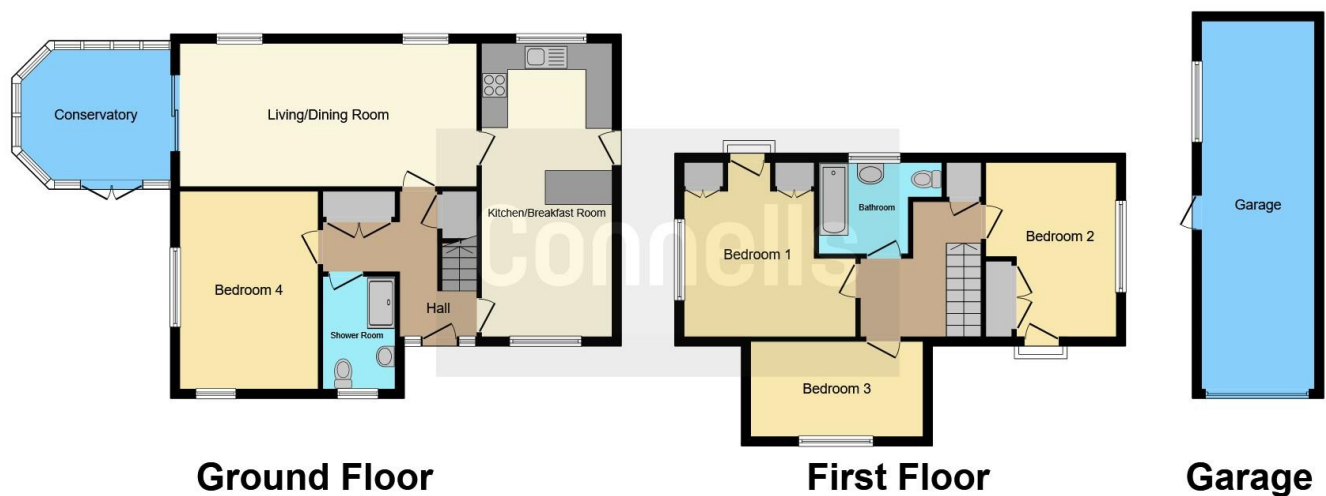
27' 6" x 8' 3" (8.38m x 2.51m)
The property benefits from a tandem garage for two vehicles with up and over door, power and light.

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

To view this property please contact Connells on

T 01444 241 626
E burgesshill@connells.co.uk

21 Church Road
 BURGESS HILL RH15 9BB

EPC Rating: D

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Tenure: Freehold



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