



Connells

Culpepper
BURGESS HILL



Property Description

A vacant, four bedroom detached family home situated on the popular West End Meadows development and comprising in brief: entrance hall, cloakroom, study, lounge, kitchen/breakfast room, utility and garden room to the ground floor.

The first floor boasts en-suite to bedroom one, three further bedrooms and family bathroom.

Outside benefits from driveway parking and garage plus a secluded rear garden.

Burgess Hill town centre with its comprehensive range of shops, bars, restaurants and main line station offering regular services to London, Gatwick Airport and the South coast is approximately 1.3 miles walk. There is easy access to a local shop and doctors surgery. Internal viewing's are highly recommended.

Entrance Hall

Double glazed entrance door to front, radiator, stairs to first floor with understairs storage, fitted carpet.

Cloakroom

Wash basin, low level w.c., chrome ladder style heated towel rail, extractor fan, vinyl flooring.

Study

9' 11" x 8' 6" (3.02m x 2.59m)
Double glazed window to front, radiator, fitted carpet.

Lounge

15' 4" x 14' 3" (4.67m x 4.34m)
Double glazed French doors to garden room, two radiators, gas fireplace with surround, fitted carpet.

Dining Room

10' 11" x 9' 6" (3.33m x 2.90m)
Double glazed window to front, radiator, fitted carpet.

Kitchen / Breakfast Room

10' 5" x 9' 6" (3.17m x 2.90m)
Double glazed window to rear. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, stainless steel sink/drainer with mixer taps, built in electric hob with extractor over, built in electric double oven, built in fridge/freezer, space for dishwasher, vinyl flooring.

Utility Room

8' 8" x 5' 5" (2.64m x 1.65m)

Double glazed access door to garden, stainless steel sink and drainer, wall and base units with worktops, access to loft, access door to garage, vinyl flooring.

Garden Room

12' x 10' 1" (3.66m x 3.07m)

Double glazed French doors to garden, double glazed windows to side, radiator, fitted carpet.

Landing

Fitted carpet, access to boarded loft with light and integral step ladder.

Bedroom One

11' 5" x 10' 6" (3.48m x 3.20m)

Double glazed window to rear, fitted wardrobe, radiator, fitted carpet.

En-Suite

Double glazed window to side, shower cubicle, low level w.c., vanity unit with storage under, chrome ladder style heated towel rail, vinyl flooring.

Bedroom Two

11' 6" x 10' 6" (3.51m x 3.20m)

Double glazed window to rear, radiator, fitted carpet.

Bedroom Three

9' 9" x 8' 7" (2.97m x 2.62m)

Double glazed window to front, built in cupboard, radiator, fitted carpet.

Bedroom Four

10' 4" x 6' 11" (3.15m x 2.11m)

Double glazed window to front, radiator, fitted carpet.

Bathroom

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

Outside Front

Driveway offering off-road parking, side access to rear.

Rear Garden

A private, enclosed garden with two areas of patio, mainly laid to lawn, timber framed garden shed.

Garage

16' 9" x 8' 6" (5.11m x 2.59m)

Electric garage 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

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EPC Rating: D

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Tenure: Freehold



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