

Connells

Culpepper BURGESS HILL

Culpepper BURGESS HILL RH15 8UB





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.

Bedrooom 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

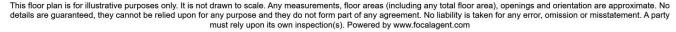
Burgess Hill is situated in the Sussex Weald, 10 miles (16 km) north of Brighton, and about 4.5 miles (7.2 km) south of Haywards Heath. Lewes, in East Sussex, is 12 miles (19 km) southeast of Burgess Hill, and the larger town of Horsham is 15 miles (24 km) to the northwest. Crawley, a major settlement 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.









To view this property please contact Connells on

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21 Church Road
BURGESS HILL RH15 9BB EPC Rating: D

view this property online connells.co.uk/Property/BGH405171





Tenure: Freehold





^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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