



Connells

Wyvern Way
Burgess Hill



Property Description

Situated approximately one mile from Burgess Hill town centre and main line railway station, in a sought-after residential area, is this well-presented, five bedroom family home arranged over three floors.

The property comprises in brief: entrance hall, cloakroom, lounge and kitchen/dining room to the ground floor.

The first floor offers two bedrooms with bedroom one having en-suite facilities plus additional guest bathroom.

The second floor boasts two double bedrooms plus one single bedroom/study and family bathroom..

Outside benefits from lawned rear garden with patio area plus garage with driveway parking.

The town centre of Burgess Hill offers an assortment of shops, bars, restaurants, cinema and the railway station with regular services to London, Gatwick Airport and the South Coast.

Entrance Hall

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

Cloakroom

Double glazed window to front, low level w.c., wash basin with storage under, radiator, tiled flooring.

Lounge

18' 11" into bay x 11' (5.77m into bay x 3.35m)

Double glazed bay window to front, two radiators, feature fireplace with surround, fitted carpet.

Kitchen / Diner

18' 6" x 11' 9" (5.64m x 3.58m)

Double glazed window to rear, double glazed French doors to garden. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over and task lighting under, stainless steel one and half bowl sink/drainer, breakfast bar, built in gas oven with cooker-hood over, built in double electric oven, integrated fridge/freezer, integrated washing machine, radiator, storage cupboard, tiled flooring.



First Floor

Landing

Airing cupboard with additional storage, stairs to second floor.

Bedroom One

15' 11" into bay x 11' 2" (4.85m into bay x 3.40m)

Double glazed bay window to front, built in wardrobe with sliding mirror doors, radiator, fitted carpet, door to:

En-Suite

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

Bedroom Two

12' 9" x 11' 1" (3.89m x 3.38m)

double glazed window to rear, radiator, fitted carpet.

Bathroom

Double glazed window to rear, panel enclosed bath with shower attachment, wash basin with storage under, low level w.c., extractor fan, radiator, tiled flooring.

Second Floor

Landing

Storage cupboard, access to loft, fitted carpet.

Bedroom Three

12' 7" x 11' 2" (3.84m x 3.40m)

Double glazed window to front, built in wardrobe with sliding mirror doors, radiator, fitted carpet.

Bedroom Four

11' 2" x 12' 9" (3.40m x 3.89m)

Double glazed window to rear, radiator, fitted carpet.

Bedroom Five

7' 1" x 5' 8" (2.16m x 1.73m)

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

Bathroom

Double glazed window to rear, panel enclosed bath with shower attachment, wash basin with storage under, low level w.c., radiator, tiled flooring.

Outside Front

Side access to rear of property.

Rear Garden

A private enclosed garden being mainly laid to lawn with access door to garage.

Garage

20' 5" x 9' 10" (6.22m x 3.00m)

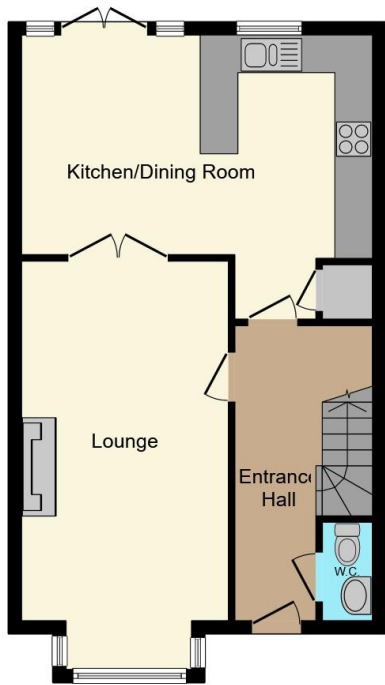
The property benefits from a garage with up and over door, power, light and parking to driveway.

Burgess Hill Information

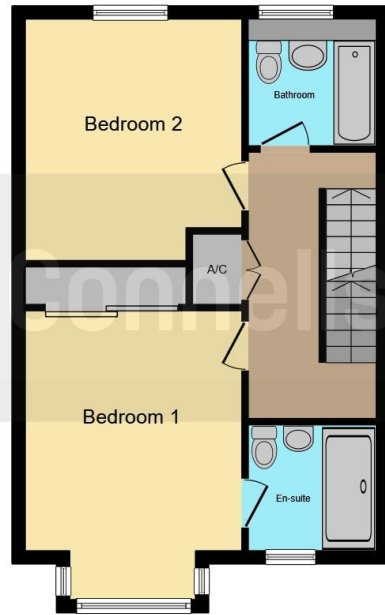
Burgess Hill is situated in the Sussex Weald, 10 miles (16 km) north of Brighton, and about 4.5 miles (7.2 km) south of Haywards Heath. Lewes, in East Sussex, is 12 miles (19 km) southeast of Burgess Hill, and the larger town of Horsham is 15 miles (24 km) to the northwest. Crawley, a major settlement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

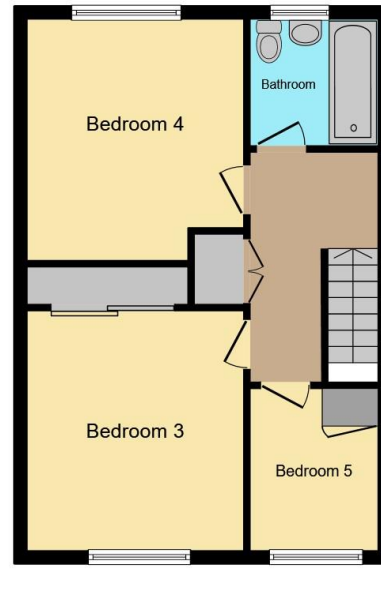




Ground Floor



First Floor



Second Floor

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: C

view this property online connells.co.uk/Property/BGH403886



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BGH403886 - 0002