



Connells

Queens Crescent
Burgess Hill



Property Description

Situated just few minutes from Burgess Hill town centre is this four bedroom, two bathroom family home.

The town offers a wealth of shops, bars, restaurants, cinema and main line railway station offering regular services to London, Gatwick Airport and the South Coast.

Comprising in brief: entrance porch, entrance hall, living area, dining area and kitchen to the ground floor.

The first floor offers three bedrooms and a family bathroom, on the second floor you will find a double bedroom with en-suite facilities.

Outside benefits from lawn area to the front, a private rear garden plus a garage.

Ground Floor

Entrance Porch

Double glazed access door to side, wood laminate flooring.

Entrance Hall

Stairs to first floor, radiator, wood laminate flooring.

Living Area

15' 4" x 11' 8" (4.67m x 3.56m)
Double glazed window to front, radiator, wood laminate flooring.

Dining Area

11' 10" x 9' 4" (3.61m x 2.84m)
Double glazed window to rear, radiator, wood laminate flooring.

Kitchen

12' 5" x 9' (3.78m x 2.74m)
Double glazed door to garden, double glazed window. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, one and half bowl sink/drainer, built in gas hob with extractor over, built in electric oven, space for washing machine, integrated fridge and freezer, radiator, vinyl flooring.

First Floor

Landing

Stairs to second floor, radiator.

Bedroom Two

10' 11" x 9' 7" (3.33m x 2.92m)

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

Bedroom Three

11' 4" x 11' 1" (3.45m x 3.38m)

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

Bedroom Four

8' 8" x 7' 10" (2.64m x 2.39m)

Double glazed window to front, radiator, fitted carpet.

Bathroom

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

Second Floor

Bedroom One

16' 3" x 11' 3" (4.95m x 3.43m)

Double glazed window to front and rear, eaves storage, radiator, door to:

En-Suite

16' 3" x 11' 3" (4.95m x 3.43m)

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

Outside Front

Area of lawn.

Rear Garden

A private, enclosed garden with patio area and being mainly laid to lawn with gated access to:

Garage

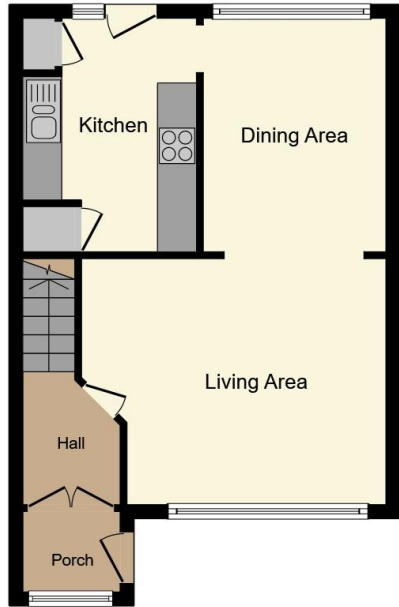
The property benefits from a garage with up and over door.

Burgess Hill Information

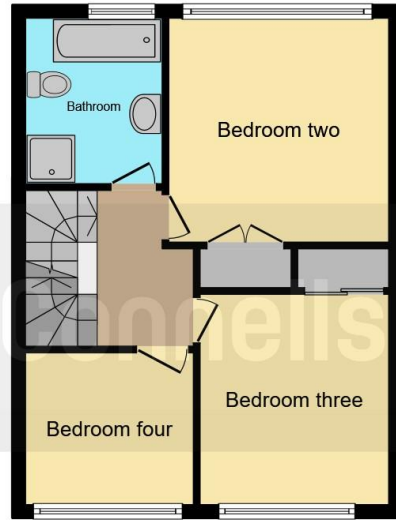
Burgess Hill is situated in the Sussex Weald, 10 miles (16 km) north of Brighton, and about 4.5 miles (7.2 km) south of Haywards Heath. Lewes, in East Sussex, is 12 miles (19 km) southeast of Burgess Hill, and the larger town of Horsham is 15 miles (24 km) to the northwest. Crawley, a major settlement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

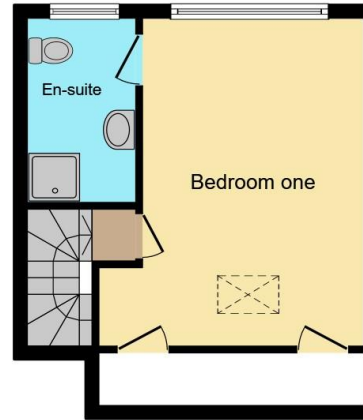




Ground Floor



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

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EPC Rating: C

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Tenure: Freehold



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