



**Connells**

Hammonds Ridge  
Burgess Hill



## Property Description

This lovely family home is very versatile with upstairs offering three double bedrooms, one with en-suite and a family bathroom.

Downstairs comprises of open plan living/dining room, recently fitted kitchen, converted garage, large conservatory and cloakroom.

Outside there is ample off-road parking and a private rear garden. Also the property is close to Tesco Superstore, Triangle Leisure Centre, St Pauls College and the A/M23 commuter route.

Burgess Hill town centre has a wide range of shops, bars, restaurants, cinema and main line railway station offering regular services to London, Gatwick Airport and the South Coast.

## Entrance Hall

Double glazed entrance door to side of property, radiator, wood laminate flooring.

## Cloakroom

Double glazed window to front, low level w.c., wash basin, radiator, wood laminate flooring.

## Living/Dining Room

19' 9" x 11' 7" ( 6.02m x 3.53m )  
Double glazed window to rear, double glazed patio doors to conservatory, two radiators, stairs to first floor accommodation, wood laminate flooring.

## Kitchen

9' 8" x 7' 11" ( 2.95m x 2.41m )  
Double glazed window to front. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, built in gas hob with extractor hood over, built in electric oven, space and plumbing for washing machine, space for fridge/freezer, stainless steel sink/drainer with mixer taps, wood laminate flooring.

## Conservatory

15' 6" x 8' 5" ( 4.72m x 2.57m )  
Double glazed windows to rear, double glazed French doors to side, wood laminate flooring.

## Bedroom Four

12' 3" x 7' 9" ( 3.73m x 2.36m )  
Double glazed window to side, vinyl flooring.

## Landing

Double glazed window to side, airing cupboard, access to loft, radiator, fitted carpet.

## Bedroom One

11' 1" x 9' ( 3.38m x 2.74m )

Double glazed window to front, built in wardrobe, radiator, fitted carpet, door to:

## En-Suite

Double glazed window to front, panel enclosed bath with wall mounted electric shower, pedestal wash basin, low level w.c., radiator, vinyl flooring.

## Bedroom Two

10' 7" x 9' 2" ( 3.23m x 2.79m )

Double glazed window to rear, radiator, fitted carpet.

## Bedroom Three

8' 9" x 8' 5" ( 2.67m x 2.57m )

Double glazed window to rear, radiator, fitted carpet.

## Family Bathroom

Panel enclosed bath with shower attachment, low level w.c., pedestal wash basin, extractor fan, radiator, vinyl flooring.

## Front Of Property

Driveway providing ample off-road parking, side access to rear.

## Rear Of Property

A private enclosed rear garden with artificial grass, patio area, side access to front.





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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: BGH405187 - 0004