



Connells

Icarus Avenue
Burgess Hill



Property Description

Situated in a quiet cul-de-sac is this immaculate two bedroom property.

Comprising in brief: entrance hall, downstairs cloakroom, living/dining room and fitted kitchen.

Upstairs offers two double bedrooms with en-suite facilities and bathroom.

Outside benefits from two allocated parking spaces and South West facing rear garden.

Burgess Hill town centre offering a comprehensive range of shops, bars and restaurants and main line railway station providing regular services to London, Gatwick and the South Coast is within easy reach. This really is a golden opportunity for first time buyers or someone looking to downsize so call Connells now on 01444 241626 to make sure you don't miss out!

Ground Floor

Entrance Hall

Double glazed entrance door to front, stairs to first floor accommodation, radiator, vinyl flooring.

Cloakroom

Double glazed window to front, wash basin, radiator, vinyl flooring.

Living / Dining Room

18' 2" x 14' max (5.54m x 4.27m max)

Double glazed french doors to rear garden, double glazed window to rear, understairs storage, radiator, fitted carpet.

Kitchen

9' 8" x 6' 10" (2.95m x 2.08m)

Double glazed window to front. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, stainless steel one and half bowl sink/drainer, integrated washer/dryer, slim-line dishwasher, fridge/freezer, built in hob with extractor over, built in electric oven, radiator, vinyl flooring.

First Floor

Landing

Access to loft, fitted carpet.

Bedroom One

9' 11" x 9' 1" (3.02m x 2.77m)

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

Bedroom Two

13' 11" x 8' 11" (4.24m x 2.72m)

Double glazed window to front, storage cupboard, radiator, fitted carpet.

Bathroom

Panel enclosed bath with sower, wash basin with storage under, chrome ladder style heated towel rail, extractor fan, tiled flooring.

Outside

Front Of Property

Allocated parking for two vehicles.

Rear Garden

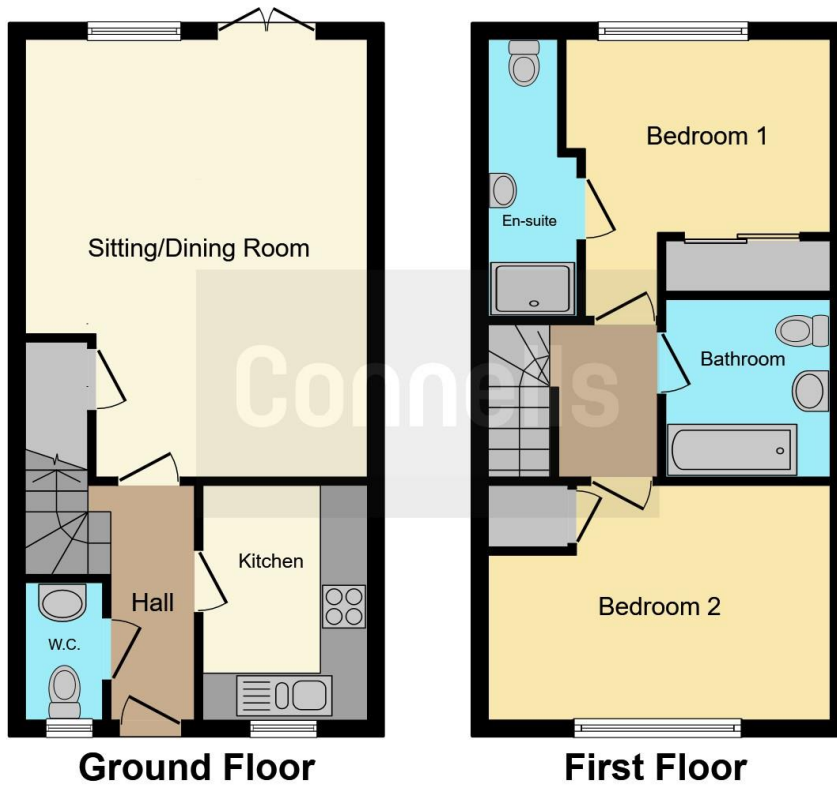
A private, enclosed garden with patio area, gated access to side, area of lawn, garden shed.

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

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/BGH403986



Tenure: Freehold



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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.

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Property Ref: BGH403986 - 0003