



Connells

The Warren
Burgess Hill



Property Description

Situated on a corner plot in the popular residential area of the Folders Lane development is this four bedroom family home.

Comprising in brief: entrance porch, entrance hall, cloakroom, lounge, kitchen/diner and bedroom to the ground floor.

Upstairs offers three further bedrooms and family bathroom.

Outside benefits from driveway parking, garage and low maintenance rear garden.

Burgess Hill town centre with its comprehensive range of shops, bars, restaurants, cinema and main line railway station offering regular services to London, Gatwick Airport and the South Coast is approximately one mile away.

Entrance Porch

Double glazed entrance door to front, double glazed window to side, tiled flooring.

Entrance Hall

Stairs to first floor accommodation, under stairs storage cupboard, radiator, wood laminate flooring.

Cloakroom

Double glazed window to front, low level w.c., wash basin, space for washing machine, radiator, laminate flooring.

Lounge

23' 3" x 12' 1" (7.09m x 3.68m)
Double glazed patio doors to conservatory, double glazed window to rear, double glazed bay window to side, two radiators, fitted carpet.

Kitchen / Diner

14' 11" x 10' 1" (4.55m x 3.07m)
Double glazed window to front, side access door. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, sink/drain, built in electric hob with cooker-hood over, built in electric oven, integrated dishwasher, space for fridge/freezer, tiled flooring.

Bedroom Four

13' 1" x 8' 11" (3.99m x 2.72m)
Double glazed windows to front and rear, radiator, wood laminate flooring.

Conservatory

12' x 8' 1" (3.66m x 2.46m)
Door to side, windows to rear and side, tiled flooring.

Landing

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

Bedroom One

11' 3" x 10' 2" (3.43m x 3.10m)

Double glazed window to rear, double glazed bay window to side, fitted wardrobe, radiator, fitted carpet.

Bedroom Two

10' 2" x 9' 8" (3.10m x 2.95m)

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

Bedroom Three

8' 5" x 7' 8" (2.57m x 2.34m)

Double glazed window to front, fitted wardrobe, radiator, fitted carpet.

Bathroom

Two double glazed windows to side, panel enclosed bath with shower attachment, shower cubicle, wash basin with storage under, low level w.c., radiator, tiled flooring.

Front Garden

Enclosed and mainly laid to lawn with flower and shrub borders, patio area to side.

Rear Garden

A private enclosed garden with low maintenance paving, fishpond, timber framed garden shed, door to:

Garage

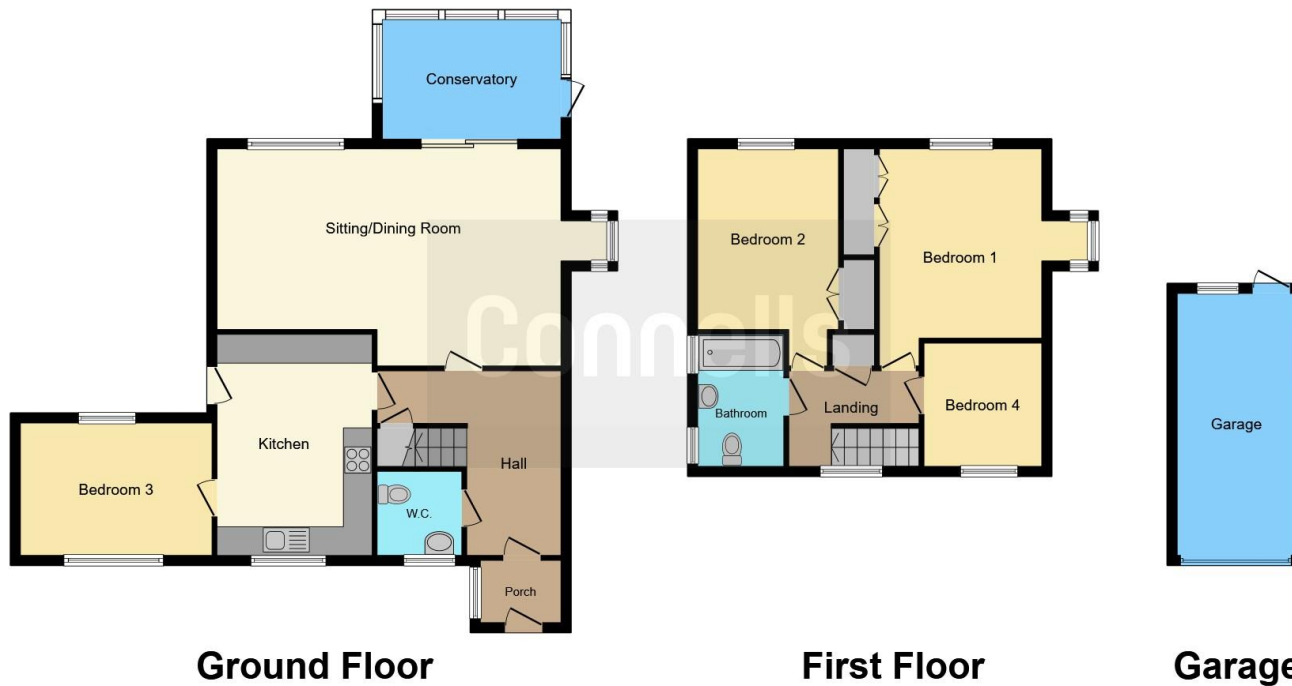
The property benefits from a garage with up and over door, power and light.

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.





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: D

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Tenure: Freehold



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Property Ref: BGH405145 - 0002