



Connells

Chapel Close
Burgess Hill



Property Description

A three double bedroom family home situated on the North side of Burgess Hill giving access to both Burgess Hill and Wivelsfield main line stations and the A23/M23 commuter route.

The property comprises of: entrance hall, cloakroom, lounge, kitchen/dining room, conservatory, three bedrooms and bathroom.

Outside offers lawn area to the front and private enclosed rear garden and area of land to the side.

The property benefits from recently fitted kitchen and bathroom.

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

Ground Floor

Entrance Hall

Double glazed entrance door to front, understairs storage, additional storage cupboard, wood laminate flooring.

Cloakroom

Double glazed window to front, w.c., wash basin, tiled flooring.

Lounge

11' 3" x 11' 9" (3.43m x 3.58m)
Double glazed window to front, t.v. point, radiator, wood laminate flooring.

Kitchen / Diner

9' 3" x 21' 6" (2.82m x 6.55m)
Double glazed window and door to rear. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over and task lighting under, one and half bowl sink/drainers, space for oven with extractor over, space for washing machine and dishwasher, radiator, vinyl flooring.

Conservatory

9' 10" x 11' 1" (3.00m x 3.38m)
Double glazed windows to rear and side, French doors to side, electric heater, tile effect vinyl flooring.

First Floor

Landing

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

Bedroom One

10' 11" x 11' 8" (3.33m x 3.56m)

Double glazed window to rear, radiator, fitted carpet.

Bedroom Two

9' 7" x 10' 10" (2.92m x 3.30m)

Double glazed window to front, radiator, fitted carpet.

Bedroom Three

9' x 10' 4" (2.74m x 3.15m)

Double glazed window to rear, radiator, fitted carpet.

Bathroom

Double glazed window to front, panel enclosed bath, shower cubicle, pedestal wash basin, low level w.c., chrome ladder style heated towel rail, tiled walls and flooring.

Outside Front

Pathway leads to front of property, area of lawn.

Rear Garden

A private, enclosed garden with patio area, brick built shed, access gate to front.

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

T 01444 241 626
E burgesshill@connells.co.uk

21 Church Road
 BURGESS HILL RH15 9BB

EPC Rating: D

view this property online connells.co.uk/Property/BGH405160

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: BGH405160 - 0005