



Connells

Longhurst  
Burgess Hill





## Property Description

Situated on the every popular Folders Lane estate in a cul-de-sac is this well presented three bedroom semi-detached family home.

The property comprises in brief: living room separate dining room and kitchen to the ground floor.

The first floor offers bedroom one with en-suite facilities, two further bedrooms and family bathroom.

Outside benefits from off-road parking to the front and a private, easy 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 just over one mile away.

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.

## Entrance Hall

Double glazed entrance door to side, stairs to first floor, radiator, fitted carpet.

## Living Room

16' 11" x 13' 2" ( 5.16m x 4.01m )  
Double glazed window to rear, double glazed door to garden, understairs storage cupboard, radiator, fitted carpet.

## Dining Room

15' 9" x 7' 11" ( 4.80m x 2.41m )  
Double glazed window to front, radiator, wood laminate flooring.

## Kitchen

10' 1" x 8' 6" ( 3.07m x 2.59m )  
Double glazed window to front. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, one and half bowl sink/drainers, built in electric hob with cooker-hood over, built in electric oven and microwave, integrated washing machine and dishwasher.

## Landing

Storage cupboard, access to loft, fitted carpet.

## Bedroom One

11' 11" x 10' 2" ( 3.63m x 3.10m )

Double glazed window to front, recess area, radiator, fitted carpet.

## En-Suite

Shower cubicle, wash basin with storage under, low level w.c.

## Bedroom Two

10' 10" x 8' 7" ( 3.30m x 2.62m )

Double glazed window to rear, radiator, fitted carpet.

## Bedroom Three

10' 11" x 8' 1" ( 3.33m x 2.46m )

Double glazed window to rear, radiator, fitted carpet.

## Bathroom

Double glazed window to side, panel enclosed bath with shower over, wash basin with storage under, low level w.c., chrome ladder style heated towel rail, tile effect vinyl flooring.

## Outside Front

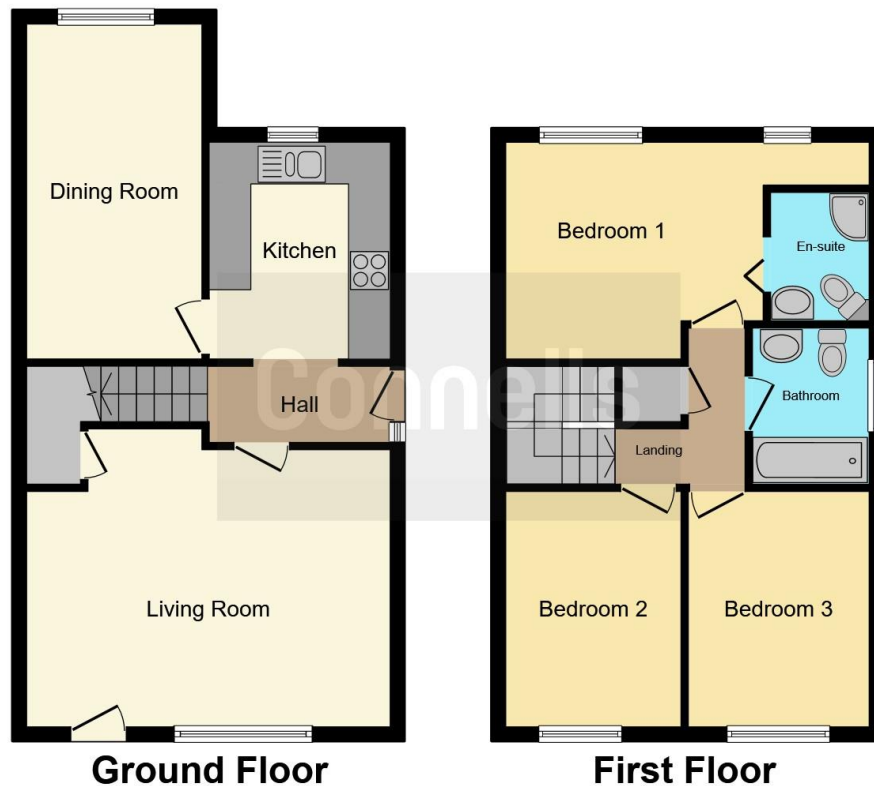
Driveway parking for two vehicles, side access to rear.

## Rear Garden

A private, enclosed garden to side and rear, covered patio area, Astro Turf, garden shed.







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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