



Connells

Marle Avenue
BURGESS HILL



Property Description

Situated approximately one mile from Burgess Hill town is this well presented, four double bedroom, family home.

The property comprises in brief: entrance porch, entrance hall, cloakroom, study, sitting/dining room, kitchen and utility room to the ground floor.

Upstairs offers four double bedrooms and family bathroom.

Outside benefits from driveway parking to the front leading to a garage plus a low maintenance rear garden with patio area.

Burgess Hill town centre offers a wealth of shops, bars, restaurants, cinema and main line railway station offering regular services to London, Gatwick Airport and the South Coast. Internal viewings are highly recommended to appreciate this property in full.

Entrance Porch

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

Entrance Hall

Stairs to first floor, understairs storage cupboard, radiator, Karndean flooring.

Cloakroom

Double glazed window to side, wash basin, low level w.c., tiled flooring.

Study

8' 5" x 5' (2.57m x 1.52m)

Double glazed window to front, radiator, Karndean flooring.

Living/Dining Room

27' 1" x 11' max (8.26m x 3.35m max)

Double glazed window to front, double glazed bi-folding doors to rear, two radiators, Karndean flooring.

Kitchen

9' 6" x 7' 10" (2.90m x 2.39m)

Double glazed window to rear. 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/drain, space for gas oven, space for fridge/freezer, understairs storage cupboard, Karndean flooring.

Utility Room

8' 4" x 6' 5" (2.54m x 1.96m)

Double glazed door and window to rear, space for washing machine, dishwasher and tumble dryer, radiator, Karndean flooring.

Landing

Airing cupboard, access to loft, fitted carpet.

Bedroom One

13' 9" x 10' 5" (4.19m x 3.17m)

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

Bedroom Two

15' x 8' 5" (4.57m x 2.57m)

Double glazed windows to front and rear, two radiators, fitted carpet.

Bedroom Three

10' 5" x 8' 7" (3.17m x 2.62m)

Double glazed window to rear, radiator, fitted carpet.

Bedroom Four

8' 2" x 6' 6" (2.49m x 1.98m)

Double glazed window to front, radiator, fitted carpet.

Bathroom

Double glazed window to rear, panel enclosed bath with shower, wash basin, low level w.c., chrome ladder style heated towel rail, vinyl flooring.

Front Garden

Astro turf to front, driveway to side leading to garage.

Rear Garden

A private, enclosed garden with patio area to side and rear, steps to Astro turf and patio area, gated access to side.

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

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: C

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Tenure: Freehold



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