



**Connells**

Greenfields Gatehouse Lane  
Burgess Hill



# Greenfields Gatehouse Lane Burgess Hill RH15 9XD

for sale guide price  
**£800,000**



## Property Description

The property is situated close to St Paul's Catholic College, the Triangle Leisure Centre, two pubs and a local surgery/pharmacy are all within easy walking distance. The town centre and mainline railway station are 1.5 miles away.

GUIDE PRICE - £800,000 - £850,000

## Porch

Front aspect door

## Entrance Hall

Stairs to first floor, understair storage area, carpet & Radiator.

## Living Room

21' 10" x 10' 11" ( 6.65m x 3.33m )

Front aspect double glazed window, Rear aspect double glazed french doors to garden, working fireplace, carpet & radiator.

## Dining Room

12' x 10' 10" ( 3.66m x 3.30m )

Front aspect double glazed window, carpet & radiator

## Reception Room Three

12' 7" x 10' 11" ( 3.84m x 3.33m )

Rear aspect double glazed window, & side aspect double glazed window, carpet & radiator.

## Kitchen/Breakfast Room

13' 5" x 10' 4" ( 4.09m x 3.15m )

Rear aspect double glazed window, eye & level base units, worktops, butler sink, space for oven & fridge freezer, radiator & wood laminate flooring.

## Utility Room

Rear aspect double glazed window, space & plumbing for washing machine, vinyl flooring.

## Landing

Rear aspect double glazed window, loft access, airing cupboard, carpet & radiator.

## Bedroom One

16' 7" x 14' 11" ( 5.05m x 4.55m )

Front aspect double glazed french doors, side aspect double glazed window, two built in cupboards, carpet & two radiators.

## En-Suite

Side aspect double glazed window, bath & shower attachment, wash hand basin & storage under, chrome ladder radiator & tiled floor.

## Bedroom Two

14' 11" x 10' 11" ( 4.55m x 3.33m )

Front & side aspect double glazed windows, carpet & radiator.

### Bedroom Three

12' x 10' 10" ( 3.66m x 3.30m )

Front aspect double glazed window, radiator & carpet

### Bedroom Four

13' 1" x 10' 11" ( 3.99m x 3.33m )

Rear aspect double glazed window, radiator & carpet.

### Bedroom Five

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

Front aspect double glazed window, carpet

### Bathroom

Rear aspect double glazed window, bath, shower cubicle, wash hand basin, chrome ladder radiator, tiled floor.

### Wc

Side aspect double glazed window, low level wc, tiled floor.

### Outside

### Front Garden

Driveway providing ample of parking, laid to lawn to front, side access to rear.

### Rear Garden

Private enclosed rear garden, patio area, mainly laid to lawn leading to summer house.

### Garage

17' 11" x 16' 6" ( 5.46m x 5.03m )

Up & over door, power & light.













To view this property please contact Connells on

**T 01444 241 626**  
**E [burgesshill@connells.co.uk](mailto:burgesshill@connells.co.uk)**

21 Church Road  
BURGESS HILL RH15 9BB

EPC Rating: D    Council Tax  
Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/BGH405298](https://connells.co.uk/Property/BGH405298)**



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.

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Property Ref: BGH405298 - 0007





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