

Property details approval form

36 Cants Lane, Burgess Hill, West Sussex, England, RH15 0LS

Date: 22 February 2025

Property Ref and Version: BGH405252 - 0006

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£375,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Three bedrooms
- > Two reception rooms
- > Parking for two cars
- > Private rear garden

○ Short Description

GUIDE PRICE £375,000-£385,000. Move straight into this stunning three-bedroom home, the property has been refurbished throughout, the house is situated close to Wivelsfield train station and Burgess Hill Town Centre.

○ Long Description

Situated in a popular residential area of Burgess Hill you will find this stunning three-bedroom home.

The property is located close to local schools, amenities and Wivelsfield main line station. Burgess Hill town centre with its comprehensive range of shops, bars and restaurants plus main line station offering regular services to London, Gatwick Airport and the South Coast is approximately one mile away.

The property comprises of living room, kitchen, dining room, three bedrooms, bathroom, drive for two cars, South facing rear garden.

CALL TO AVOID DISAPPOINTMENT

○ Directions

○ Agents Note

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○ Room Description

Entrance Hall

Double glazed door to the front, radiator and stairs to the first floor. Wood laminate flooring laid,

Living Room

Irregular Shaped Room 12' 9" max x 10' 8" max (3.89m max x 3.25m)

Double glazed window to the front, radiator and storage under the stairs. Wood laminate flooring laid.

Dining Room

Irregular Shaped Room 12' 2" max x 8' max (3.71m max x 2.44m)

Double glazed French doors to the rear and a double glazed window to the rear. A radiator and wood laminate flooring laid.

Kitchen

Irregular Shaped Room 19' 9" max x 7' 10" max (6.02m max x 2.39m)

Stainless steel sink and drainer and worktops. Integrated fridge/freezer and integrated dishwasher. Space for a washing machine and cooker. Radiator and wood laminate flooring laid.

First Floor

Landing

Airing Cupboard and loft access with a ladder.

Bedroom 1

Irregular Shaped Room 10' 11" max x 10' max (3.33m max x 3.05m)

Double glazed window to the rear, radiator and carpet laid.

Bedroom 2

10' 10" max x 9' 6" max (3.30m max x 2.90m max)

Double glazed window to the front, radiator and built in wardrobe. Carpet laid.

Bedroom 3

7' 11" max x 7' 9" max (2.41m max x 2.36m max)

Double glazed window to the front, radiator and carpet laid.

Bathroom

Double glazed window to the rear. Panel bath with an over head shower attachment. Low level W.C. with hand wash basin and storage underneath. Extraction fan and chrome ladder radiator. Vinyl flooring laid.

Front Garden

Parking spaces for 2 cars and side access to the rear.

Rear Garden

Private enclosed rear garden, decking area. Mainly laid to lawn.

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○ Floor Plan



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

○ Approval

	Signature	Date
Andrew Jones		
Mr & Mrs H.&E. Smith		