

Property details approval form

51 Saxby Road, BURGESS HILL, West Sussex, England, RH15 8UL

Date: 26 February 2025

Property Ref and Version: BGH405326 - 0002

Not for marketing purposes INTERNAL USE ONLY

**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

£400,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Three bedrooms
- > Two reception rooms
- > WC
- > Garage
- > Overlooking pond

○ Short Description

NO CHAIN... Tucked away is this three bedroom home close to the Triangle leisure centre, property benefits from conservatory, wc, drive, garage and in a popular location.

○ Long Description

Located on the hugely popular West-Side of Burgess Hill and within a short distance of the Triangle Leisure Centre & St Paul's Catholic College, Connells are pleased to bring to the market this attractive three bedroom freehold property. Nearby, you'll find some great countryside walks and public bridleways, the Woolpack Pub, Burgess Hill Golf Club, a 24hr Tesco's Express and quick access routes to the A23 & London Gatwick Airport. Burgess Hill offers an array of shops, cafe's, restaurants, pubs, and parks, with a mainline Train Station with links to Brighton, London & the South-Coast.

○ Directions

○ Agents Note

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○ Room Description

Entrance Hall

Stairs to first floor, radiator

Cloakroom

Double glazed window to front, low level w.c, wash hand basin, radiator

Lounge

15' 10" x 14' 3" (4.83m x 4.34m)

Double glazed window to rear, eye level and base units, work surfaces, stainless steel sink with drainer, built in gas hob with extractor fan over, built in electric oven, space for washing machine, space for fridge/freezer

Conservatory

15' 4" x 11' (4.67m x 3.35m)

Double glazed doors to rear, radiator

Landing

Loft access, airing cupboard

Bedroom One

12' 8" x 8' 8" (3.86m x 2.64m)

Double glazed window to front, radiator

Bedroom Two

11' 2" x 8' 10" (3.40m x 2.69m)

Double glazed window to rear, radiator

Bedroom Three

8' 4" x 6' 8" (2.54m x 2.03m)

Double glazed window to rear, radiator

Bathroom

Bath, wash hand basin, low level w.c, tiled floor, heated towel rail

Front Garden

Parking

Rear Garden

Low maintenance private rear garden

Garage

Up and over door

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☐ Property Images



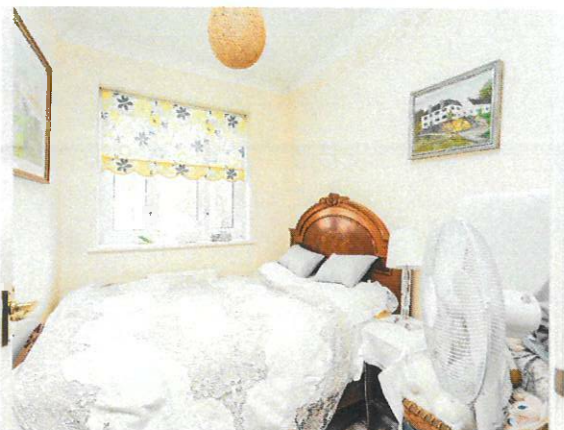
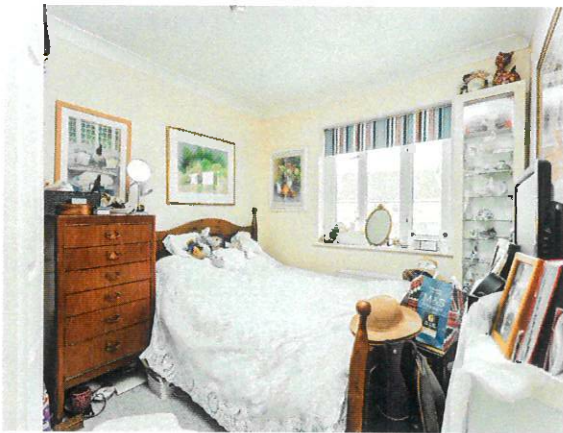
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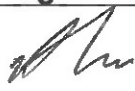
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○ Floor Plan



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		26 / 2 / 2025
Dr S. Gupta		