



Connells

Larkspur Drive
Burgess Hill

Larkspur Drive Burgess Hill RH15 0UL

for sale
£250,000



Property Description

Ideal for first time buyers is this spacious two bed maisonette.

Burgess Hill town centre with its comprehensive range of shops, bars, restaurants and cinema plus mainline station offering regular services to London, Gatwick Airport and the South Coast is approximately 1.5 miles away.

Entrance Hall

Double glazed door to the front. A radiator and storage cupboard. Stairs to the the first floor and carpet is laid.

Lounge

16' 10" max x 15' 2" max (5.13m max x 4.62m max)

Double glazed window to the side. 2 radiators and carpet is laid.

Kitchen

8' 6" max x 7' 5" max (2.59m max x 2.26m max)

Eye and base level units with worktops and a stainless steel sink drainer. Built in electric hob and oven. A storage cupboard and integrated washing machine. Space for a fridge and vinyl flooring is laid.

Bedroom 1

14' 1" max x 10' 5" max (4.29m max x 3.17m max)

Double glazed window to the rear. 2 built in

wardrobes and a radiator. Carpet is laid.

Bedroom 2

13' 6" max x 8' 9" max (4.11m max x 2.67m max)

Double glazed window to the front. A radiator and carpet is fitted.

Bathroom

A panel bath with a wall mounted shower attachment. A low level W.C. with a wash hand basin. An extraction fan and a radiator. Vinyl flooring is laid.

Front Garden

2x allocated parking spaces and a communal bike shed.

Loft Space

Large loft space which is fully boarded.









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

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21 Church Road
 BURGESS HILL RH15 9BB

EPC Rating: B Council Tax
 Band: C

Service Charge: 67.48 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BGH405488

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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