



Connells

Icarus Avenue
Burgess Hill

Icarus Avenue Burgess Hill RH15 0UW

for sale
£300,000



Property Description

This beautifully presented two bedroom semi-detached home is situated on the desirable Eastern edge of Burgess Hill. The house is well presented throughout and has the benefit of several years remaining on the NHBC warranty.

Burgess Hill town centre offering a comprehensive range of shops, bars and restaurants and main line railway station providing regular services to London, Gatwick and the South Coast is within easy reach. This really is a golden opportunity for first time buyers or someone looking to downsize so call Connells now on 01444 241626 to make sure you don't miss out!

Entrance Hall

Double glazed door to the front of the property. A radiator and stairs to the first floor. Vinyl flooring is laid.

Cloakroom

A low level W.C. with a wash hand basin and a radiator. Vinyl flooring is laid.

Lounge

14' 9" max x 10' 7" max (4.50m max x 3.23m max)

Double glazed door to the garden and double glazed windows to the rear of the property. A radiator and luxury vinyl flooring is laid.

Kitchen/Diner

16' 3" max x 7' 7" max (4.95m max x 2.31m max)

Double glazed window to the front. Eye and base level units with worktops and a stainless steel sink drainer. Built in electric oven and gas hob with an extraction hood. Integrated fridge freezer, washing machine and dishwasher. A radiator vinyl flooring is laid.

First Floor

Landing

Loft access. The loft is fully insulated and half boarded. A radiator, airing cupboard and storage cupboard. Luxury vinyl flooring is laid.

Bedroom One

14' 9" max x 10' 8" max (4.50m max x 3.25m max)

Double glazed window to the front. A radiator and a storage cupboard. Luxury vinyl flooring is laid,

Bedroom Two

14' 11" max x 9' 6" max (4.55m max x 2.90m max)

Double glazed window to the rear. A radiator and carpet is laid.

Bathroom

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

Rear Garden

Patio area onto astro turf. A dropped level pebbled area. A shed and side access to the garden.

Parking

Allocated 2 parking spots.









EPC Rating: B

Council Tax
Band: C

Service Charge: 273.00 Ground Rent:
Ask Agent

Tenure: Leasehold

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