



**Connells**

Meeds Road  
Burgess Hill



Meeds Road  
Burgess Hill RH15 9EB

for sale  
£575,000



## Property Description

This simply wonderful four-bedroom bungalow benefits from a well-established secluded rear garden, situated close to the town centre with its comprehensive range of shops, bars and restaurants plus the main line railway station providing regular services to London, Gatwick Airport and the South Coast. The property comprises in brief: entrance hall, living room, kitchen/diner, bathroom, shower room, four bedrooms. Outside benefits from off-road parking to the front and a well-established rear garden and garage.

## Entrance Porch

Double glazed door to the front of the property. A radiator and a storage cupboard. Stairs to the first floor and engineered oak wood flooring is laid.

## Living Room

18' 6" max x 11' 2" max ( 5.64m max x 3.40m max )

Double glazed french doors to the garden. A fully functional fireplace and radiators. Engineered oak wood flooring is laid.

## Kitchen/Diner

11' 1" max x 9' 10" max ( 3.38m max x 3.00m max )

Double glazed french doors in to the garden. Eye and base level units with quartz worktops and a composite black sink drainer. Built in electric oven and gas hob with an extraction hood over. Integrated fridge freezer, washing

machine and slimline dishwasher. A radiator and tiled flooring is laid.

## First Floor

## Landing

Double glazed velux windows to the front of the property. A storage cupboard and carpet is laid.

## Bedroom 1

13' 8" max x 10' 4" max ( 4.17m max x 3.15m max )

Double glazed window to the front of the property. A radiator and engineered flooring is laid.

## Bedroom 2

11' 6" max x 10' 11" max ( 3.51m max x 3.33m max )

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

## Bedroom 3

11' 7" max x 9' 1" max ( 3.53m max x 2.77m max )

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

## Bedroom 4

9' 10" max x 7' 8" max ( 3.00m max x 2.34m max )

max )

Double glazed window to the front and the side of the property. A radiator and engineered flooring is laid.

## Bathroom

2 Double glazed windows to the side. A panel bath with a shower attachment. Low level W.C, with a wash hand basin with storage underneath. a towel radiator and tiled flooring is laid.

## Shower Room

Double glazed velux windows to the rear. A double shower cubicle with an extraction fan. A low level W.C. with a wash hand basin with storage underneath. Tiled flooring is laid.

## Garage

Up and over door,

## Front Garden

Driveway to the front of the property.

## Rear Garden

Patio and laid to lawn. There is side access to the rear of the property.



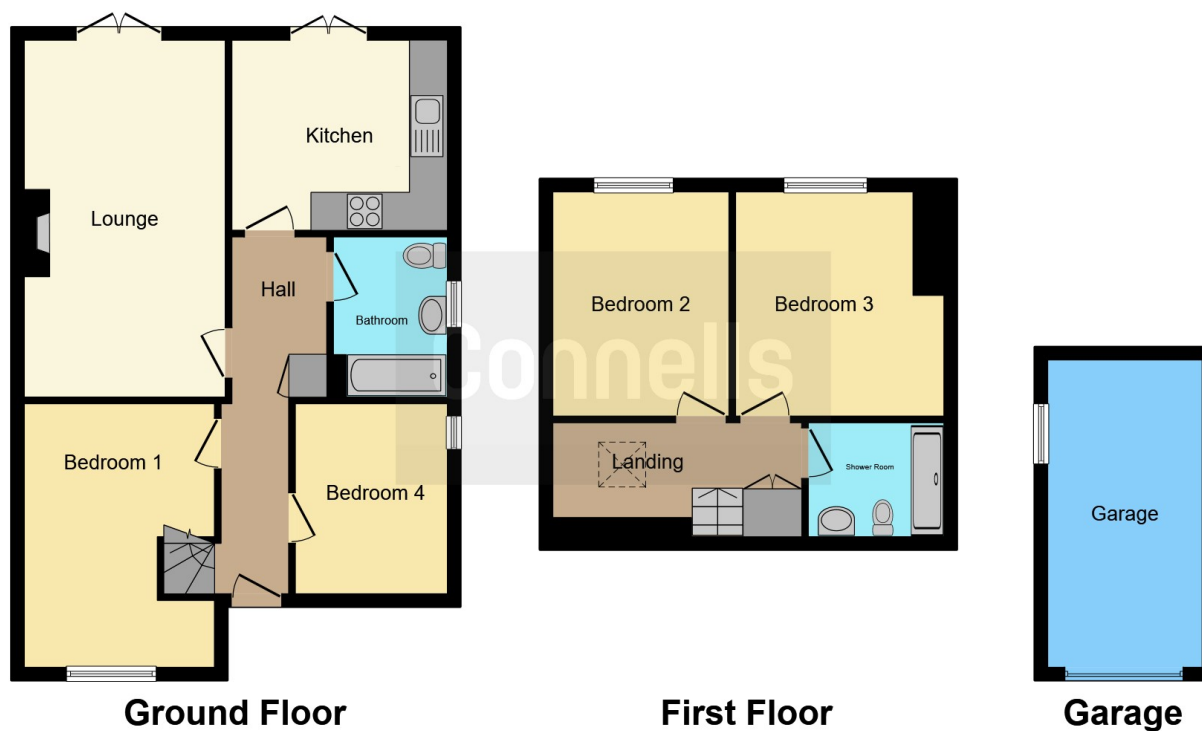












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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21 Church Road  
 BURGESS HILL RH15 9BB

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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