



Not for marketing purposes INTERNAL USE ONLY

Park Road
Burgess Hill

Park Road Burgess Hill RH15 8ET

for sale
£350,000



Property Description

Opposite St Johns Park is this two bedroom house with character. The town centre offers a range of shops, bars, restaurants and cinema and is ideally located for easy access to Brighton (10 miles) and London (40 miles). There is access to the commuter route to the A/M23 and Gatwick Airport is approximately 16 miles away. There are two mainline stations Wivelsfield and Burgess Hill both with an excellent service to London (Victoria 55 mins) and Brighton (12 mins). There is a good selection of state schools and the very popular Burgess Hill School for Girls.

Entrance Porch

Entrance door to the front of the property. Tiled flooring is laid.

Entrance Hall

Understair storage cupboard and a radiator. Stairs to the first floor and carpet is laid.

Lounge

13' 7" max x 11' 2" max (4.14m max x 3.40m max)

Double glazed window to the front of the property. A feature fireplace and surround. Carpet is laid.

Kitchen/Diner

18' 3" max x 8' 4" max (5.56m max x 2.54m max)

Double glazed window to the rear of the property and a double glazed door to the garden. Eye and base level units with worktops and a sink drainer. Space for all the appliances.

First Floor

Landing

Double glazed window to the front of the property. A loft hatch and carpet is laid.

Bedroom One

11' 2" max x 10' 9" max (3.40m max x 3.28m max)

Double glazed window to the front of the property. Carpet is laid.

Bedroom Two

11' 7" max x 9' 6" max (3.53m max x 2.90m max)

Double glazed window to the rear of the property. Carpet is laid.

Bathroom

Double glazed window to the rear of the property. Panel bath with a wall mounted shower attachment over. A towel radiator and vanity units. A low level W.C. with a wash hand basin. Tiled flooring is laid.

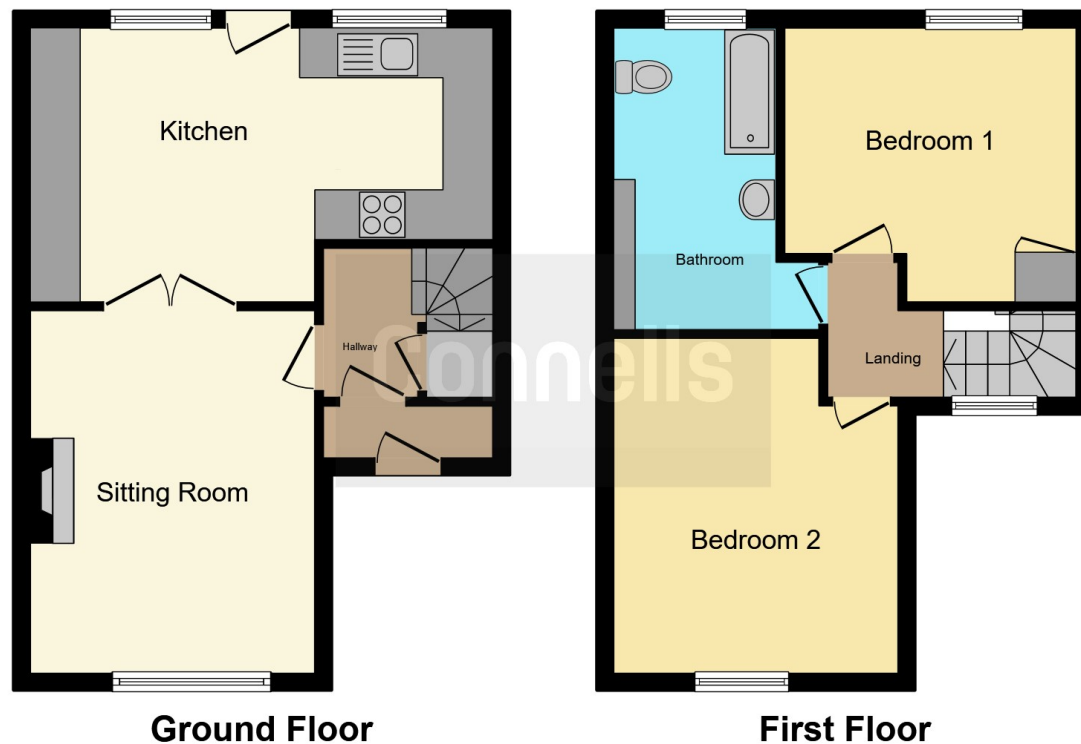
Rear Garden

Private rear garden.









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: D Council Tax
 Band: D

Tenure: Freehold

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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: BGH405542 - 0002



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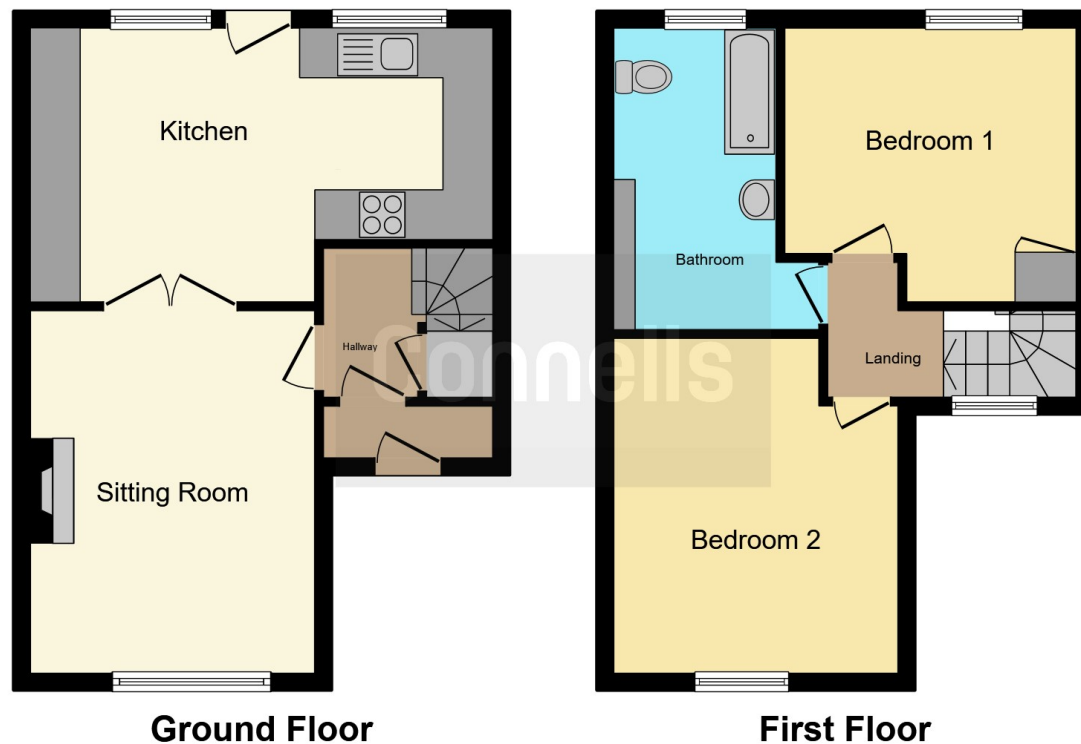
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