



Connells

Meadow Lane
Burgess Hill

Meadow Lane Burgess Hill RH15 9HZ

for sale guide price
£425,000



Property Description

The property comprises of kitchen/diner, living room, two bedrooms, bathroom, conservatory, drive and private rear garden. Burgess Hill benefits from a busy town centre and covered shopping precinct including a Waitrose, Boots and Iceland. Out of town is a Tesco's Superstore and a Lidl. Local leisure facilities include the Triangle Leisure Centre. The town is ideally located for easy access to Brighton (10 miles) and London (40 miles). There is easy access to the A/M23 and Gatwick Airport 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 (20 mins).

Hallway

Loft hatch with ladder access and wood laminate flooring is laid.

Living Room

15' 9" max x 12' 4" max (4.80m max x 3.76m max)

Double glazed bay window to the front of the property. An electric fireplace and surround. 2 Radiators and carpet is laid.

Kitchen/Diner

24' 3" max x 8' 9" max (7.39m max x 2.67m max)

Double glazed windows to the side and the rear of the property and a double glazed door to the side of the property. Eye and base level units with worktops and a stainless steel

sink/drain. A built in induction hob with an extraction hood over and a built in electric oven and microwave. An integrated fridge/freezer and an integrated slim line dishwasher with space for a washing machine. 2 Radiators and laminate flooring is laid.

Bedroom One

10' 11" max x 9' 10" max (3.33m max x 3.00m max)

Double glazed window to the front of the property. A radiator and a built in wardrobe.

Bedroom Two

10' 6" max x 9' max (3.20m max x 2.74m max)

Double glazed french doors to the rear and a radiator.

Bathroom

Double glazed window to the rear of the property. A P-Shaped panel jacuzzi bath with a shower overhead and a chrome ladder radiator. A low level W.C. with a wash hand basin and an extractor fan. A mirrored storage cupboard. Tiled flooring is laid.

Conservatory

13' 11" max x 13' 9" max (4.24m max x 4.19m max)

Double glazed french doors and windows to the rear of the property. Heated tiled flooring is laid for all year use.

Front Garden

Parking to the front.

Rear Garden

Private rear garden. A patio and laid to lawn area. A timber shed and a summer house.









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

T 01444 241 626
E burgesshill@connells.co.uk

21 Church Road
 BURGESS HILL RH15 9BB

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BGH405092



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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BGH405092 - 0005