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Ash House Orchard Close BURGESS HILL

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# **Property Description**

A beautifully presented two bedroom ground floor apartment approximately 0.7 miles from Wivelsfield station offering regular services to London, Gatwick Airport and the South Coast. Janes Lane recreational ground, Manor Field infant and primary school and a selection of shops and a public house are also close by. The property comprises in brief: communal entrance hall, entrance hall, open plan living area with fitted kitchen, two good size bedrooms one with en-suite, and bathroom. Burgess Hill town centre with its comprehensive range of shops, bars, cinema and restaurants is approximately 30 minutes walk.

### **Entrance Hall**

# Lounge

17' 7" max x 12' 8" max ( 5.36m max x 3.86m max )

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

### Kitchen

17' 7" max x 12' 8" max ( 5.36m max x 3.86m max )

Eye and base level units with worktops and a sink/drainer. A built in electric oven and a built in gas hob with an extraction hood overhead. Space for a washing machine, dishwasher and fridge/freezer.

### **Bedroom One**

10' max x 8' 3" max ( 3.05m max x 2.51m max )

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

#### **Ensuite**

Shower cubicle with a extraction fan. A low level W.C. with a wash hand basin and a radiator.

#### **Bedorom Two**

11' 10" max x 8' 7" max ( 3.61m max x 2.62m max )

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

#### **Bathroom**

A panel bath with a wall mounted shower attachment. A low level W.C. with a wash hand basin and a radiator.

#### Rear Garden

Allocated parking space. Communal garden.





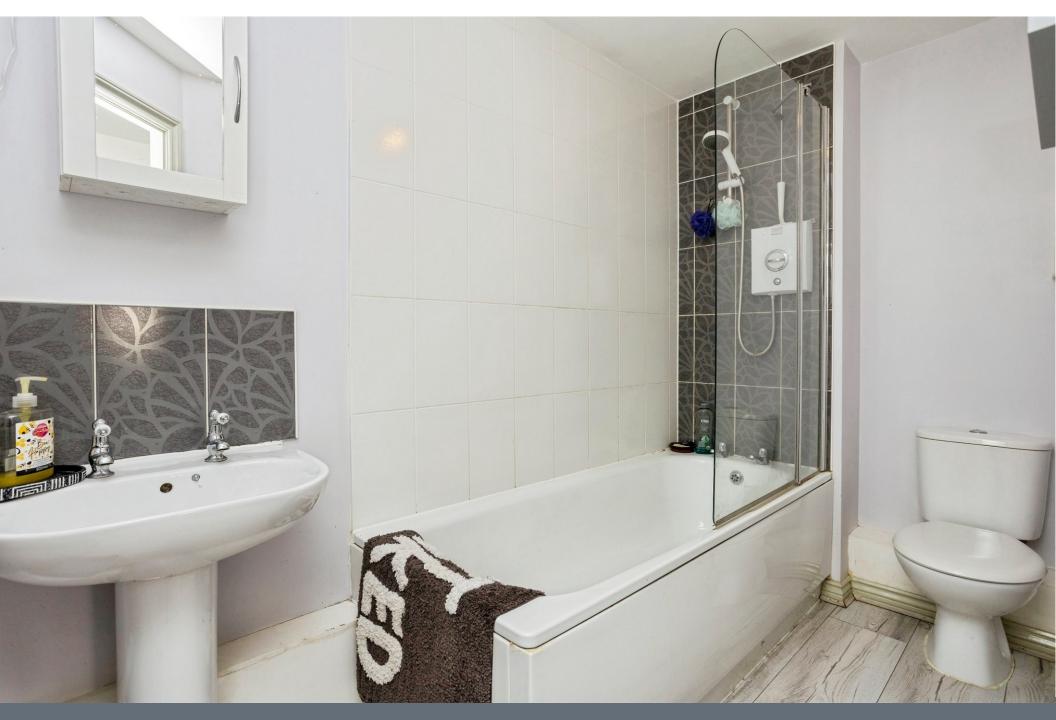












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To view this property please contact Connells on

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21 Church Road BURGESS HILL RH15 9BB

EPC Rating: C Cou

Council Tax Band: C Service Charge: 2712.00

Ground Rent: 500.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as





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