



Not for marketing purposes INTERNAL USE ONLY

Bretton  
BURGESS HILL



# Bretton BURGESS HILL RH15 8TQ

for sale  
**£250,000**



## Property Description

In the popular West End Meadows development, this home benefits from being within easy access of the A23/M23 commuter corridor, as well as walking distance from The Triangle Leisure Centre, and just over a mile from Burgess Hill town centre with its selection of shops, bars and restaurants as well as its mainline station, offering excellent links to central London, Gatwick and the south coast. Wivelsfield station is also just over 1.5 miles from the property so you have a choice for whichever is more convenient!

## Entrance Hall

Door to the side of the property. A storage cupboard and stairs to the first floor.

## Lounge

20' 3" x 10' 8" ( 6.17m x 3.25m )

Open plan living/kitchen and dining room.

Double glazed window to the front of the property. Air source heat pump.

## Kitchen

Double glazed window to the front of the house. Eye and base level units with worktops. A built in electric hob and electric oven. A sink drainer and space for appliances.

## Bedroom One

11' 10" x 10' 8" ( 3.61m x 3.25m )

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

## Bathroom

Double glazed window to the front of the house. A panel bath with a wall mounted shower overhead. A Low level W.C. and a wash hand basin.

## Front Garden

Room for a sitting area.

## Parking

2 allocated parking spaces.



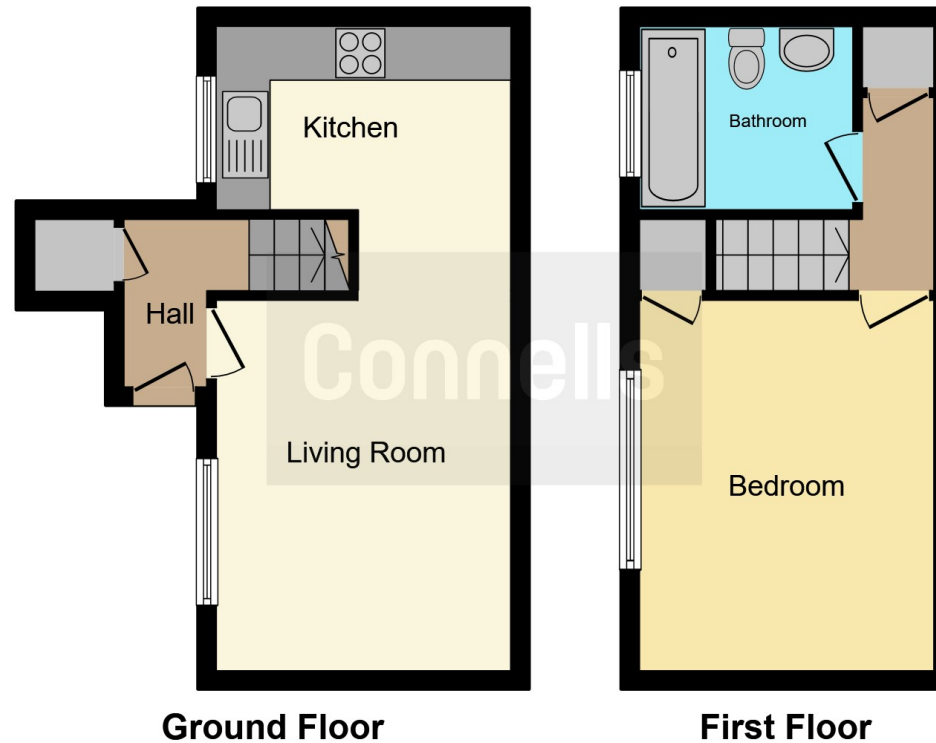












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01444 241 626**  
**E [burgesshill@connells.co.uk](mailto:burgesshill@connells.co.uk)**

21 Church Road  
 BURGESS HILL RH15 9BB

EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BGH405720 - 0002