



**Connells**

Marle Avenue  
Burgess Hill



### Property Description

GUIDE PRICE £450,000 - £465,000.  
Situated approximately one mile from Burgess Hill town is this well-presented, four double bedroom, family home.

The property comprises in brief: entrance hall, cloakroom, living room, dining room, kitchen to the ground floor.

Upstairs offers four double bedrooms and family bathroom. Outside benefits from driveway parking to the front leading to a garage plus a low maintenance rear garden with patio area.

Burgess Hill town centre offers a wealth of shops, bars, restaurants, cinema and Approx 10 minute walk to London to Brighton mainline station at Wivelsfield main line railway station offering regular services to London, Gatwick Airport and the South Coast. Internal viewings are highly recommended to appreciate this property in full.











**Ground Floor**

**First Floor**

Total floor area 127.3 m<sup>2</sup> (1,370 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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BURGESS HILL RH15 9BB

EPC Rating: **Awaited**      Council Tax Band: **D**

**view this property online [connells.co.uk/Property/BGH405836](http://connells.co.uk/Property/BGH405836)**

Tenure: **Freehold**



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.

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Property Ref: BGH405836 - 0004