





welcome to

Sheddingdean Close, Burgess Hill

IDEAL FAMILY HOME Four double bedroom semi-detached house, West facing garden, ample off street parking and single garage. Located in a popular cul-de-sac with access to local amenities and primary schools.















Total floor area 129.9 m² (1,398 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Porch

Hallway

Living Room

16' 2" x 11' (4.93m x 3.35m)

Dining Room

11' 1" x 9' 7" (3.38m x 2.92m)

Family Room

10' 4" x 8' 4" (3.15m x 2.54m)

Kitchen

16' x 10' 9" (4.88m x 3.28m)

Downstairs W/C

Bedroom One

12' 2" with built in wardrobes x 10' 10" (3.71m with built in wardrobes x 3.30m)

Bedroom Two

10' 4" x 9' (3.15m x 2.74m)

Bedroom Three

10' 5" x 10' 4" (3.17m x 3.15m)

Bedroom Four

10' 10" x 7' 3" (3.30m x 2.21m)

Family Bathroom

Garage

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Sheddingdean Close, Burgess Hill

- Four Double Bedrooms
- Three Reception Rooms
- West Facing Garden
- Single Garage
- **Ample Off Street Parking**

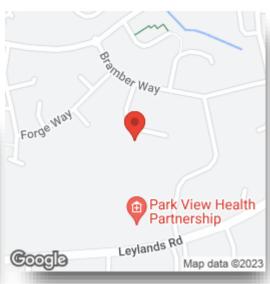
Tenure: Freehold EPC Rating: C

£450,000







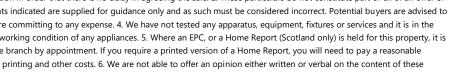


Please note the marker reflects the postcode not the actual property

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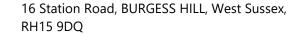
Property Ref: BUH102839 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

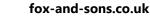




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