

The Vineries, Burgess Hill RH15 0ND



welcome to

The Vineries, Burgess Hill

A rare extended four bedroom semi-detached house with two reception rooms and ensuite to master bedroom. Schools within the vicinity include Manor Field Primary, Birchwood Grove Primary School, Burgess Hill School for Girls and The Burgess Hill Academy.



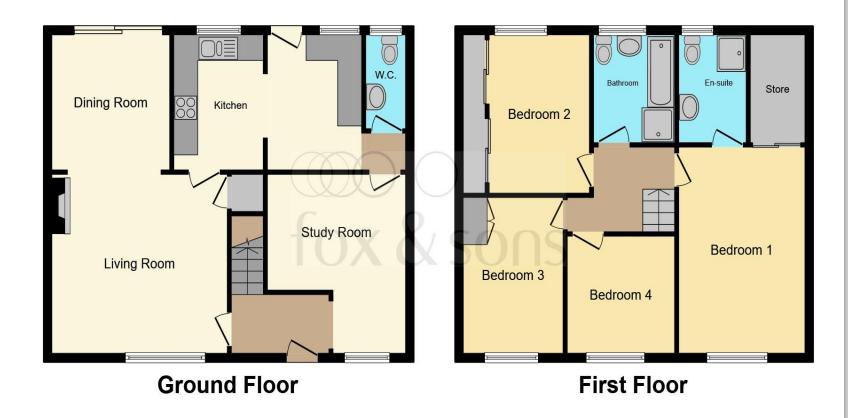












Total floor area 129.1 m² (1,390 sq.ft.) approx

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.

Entrance Hall

Downstairs W/ C

Lounge/ Diner 13' 10" x 13' 5" (4.22m x 4.09m)

Study 13' 5" x 10' 1" (4.09m x 3.07m)

Kitchen 15' 3" x 10' 3" (4.65m x 3.12m)

Bedroom One 15' 6" x 10' 2" (4.72m x 3.10m)

En-Suite

Bedroom Two 12' 1" x 8' 3" (3.68m x 2.51m)

Bedroom Three 11' 7" x 8' 2" (3.53m x 2.49m)

Bedroom Four 8' 7" x 8' 11" (2.62m x 2.72m)

Family Bathroom

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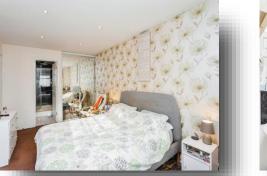
The Vineries, Burgess Hill

- Extended Semi-Detached House
- Four Bedrooms
- En-suite & Walk in Wardrobe to Master
- Two Reception Rooms
- Off Street Parking

Tenure: Freehold EPC Rating: C

guide price

£450,000





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Please note the marker reflects the postcode not the actual property



Property Ref:

BUH106371 - 0003

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 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 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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