

St. Peters Road, BURGESS HILL, RH15 8JL



# welcome to

# St. Peters Road, BURGESS HILL

Three bedroom semi-detached house extended at ground floor with two reception rooms, double length garage with power and large garden. Located around a ten minute walk from St John's Park and Burgess Hill Town Centre.



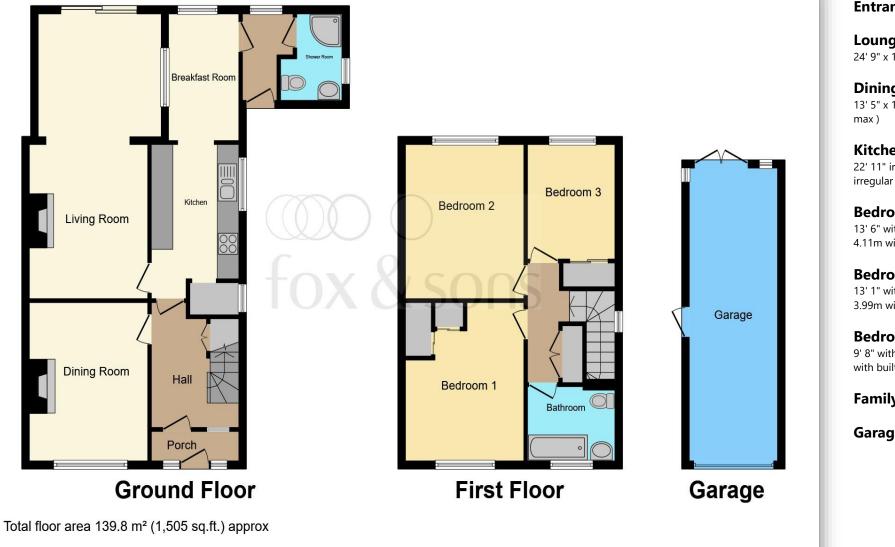












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

#### **Entrance Porch**

**Entrance Hall** 

#### Lounge

24' 9" x 11' (7.54m x 3.35m)

#### **Dining Room**

13' 5" x 10' 11" @ max ( 4.09m x 3.33m @

#### **Kitchen/ Breakfast Room**

22' 11" irregular room x 7' 7" ( 6.99m irregular room x 2.31m )

#### **Bedroom One**

13' 6" with walk in wardrobe x 10' 11" ( 4.11m with walk in wardrobe x 3.33m )

#### **Bedroom Two**

13' 1" with built in wardrobe x 10' 11" ( 3.99m with built in wardrobe x 3.33m )

#### **Bedroom Three**

9' 8" with built in wardrobe x 7' 7" ( 2.95m with built in wardrobe x 2.31m )

### **Family Bathroom**

Garage

## welcome to

# St. Peters Road, BURGESS HILL

- Two Reception Rooms
- Open Fireplace in Lounge
- Additional Downstairs Shower Room
- Three Bedrooms
- Large Garden

Tenure: Freehold EPC Rating: E

offers in excess of

£475,000





## view this property online fox-and-sons.co.uk/Property/BUH106192



Property Ref:

BUH106192 - 0010

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 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

fox & sons



01444 232849



BurgessHill@fox-and-sons.co.uk

16 St RH15

16 Station Road, BURGESS HILL, West Sussex, RH15 9DQ



fox-and-sons.co.uk