



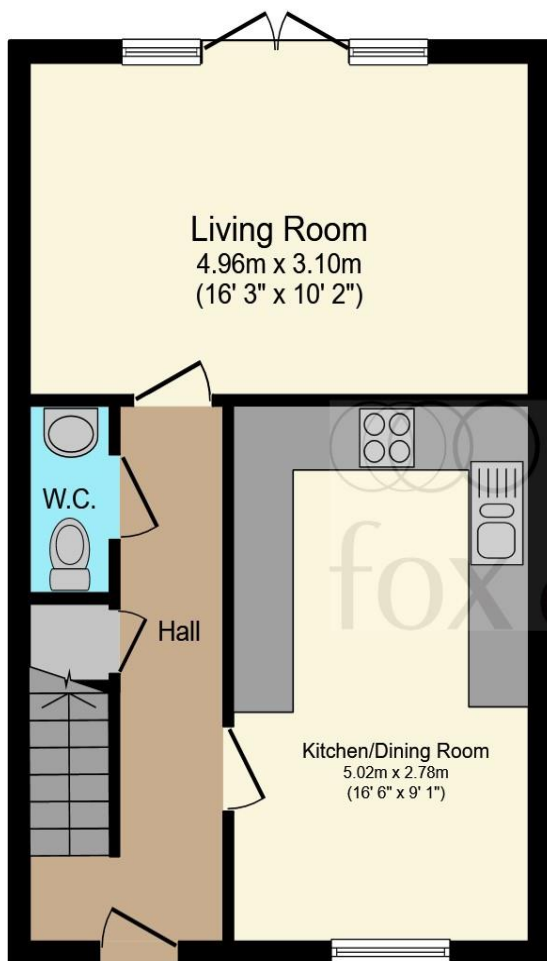
Pyecombe Close, Burgess Hill RH15 0ZP

welcome to

Pyecombe Close, Burgess Hill

Fox and Sons are pleased to bring to market this two bedroom end of terrace house with lounge, kitchen/diner with under floor heating throughout. Two double bedrooms with en suite to main. Schools within the vicinity include Birchwood Grove Primary School and Burgess Hill Academy.

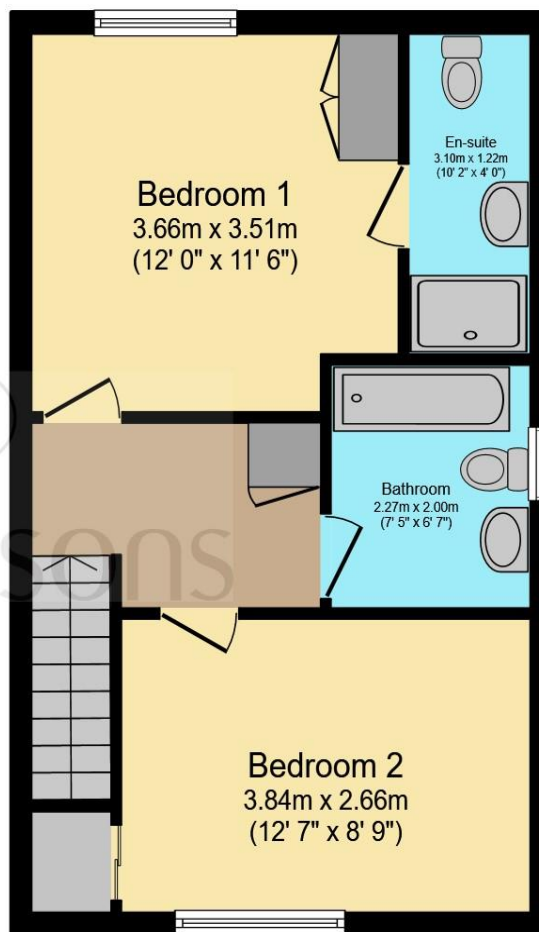




Ground Floor

Total floor area 82.0 sq.m. (883 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.



First Floor

Lounge

16' 3" x 10' 2" (4.95m x 3.10m)

Kitchen/Dining Room

16' 6" x 9' 1" (5.03m x 2.77m)

Cloakroom

Bedroom One

12' x 11' 6" (3.66m x 3.51m)

En-Suite

Bedroom Two

12' 7" x 8' 9" (3.84m x 2.67m)

Bathroom

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Pyecombe Close, Burgess Hill

- 4 Years Remaining on NHBC
- Under Floor Heating to Entire Downstairs
- En Suite to Main Bedroom
- West Facing Spacious Garden
- Two Allocated Parking Spaces

Tenure: Freehold EPC Rating: B

offers in excess of

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BUH107014 - 0002

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.

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01444 232849



BurgessHill@fox-and-sons.co.uk



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



fox-and-sons.co.uk