



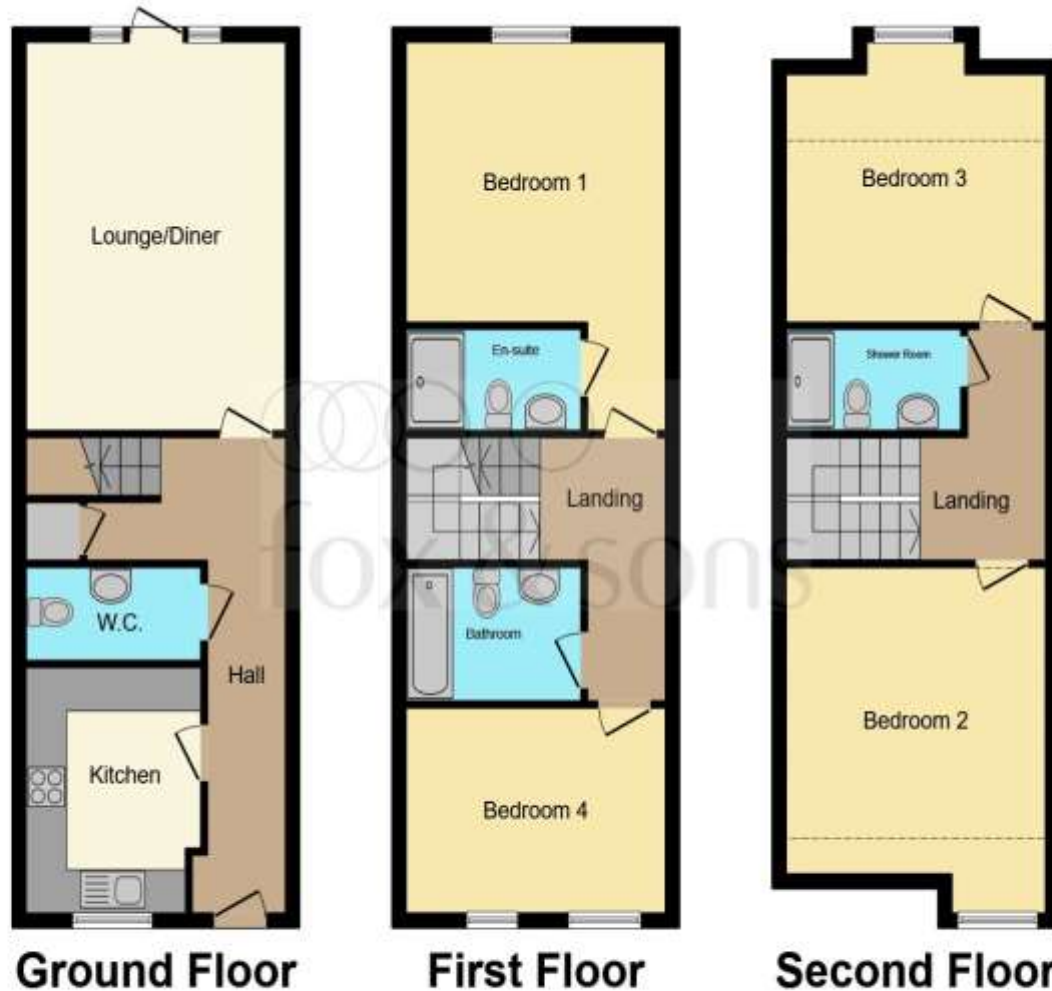
Station Road, Burgess Hill RH15 9EN

welcome to

Station Road, Burgess Hill

****Ideal Family Home**** GUIDE PRICE £475,000-£500,000 Four bedroom mid-terraced home in a sought after location - Close to Town Centre and Burgess Hill train station with direct links to London, Gatwick & Brighton.





Ground Floor

First Floor

Second Floor

Total floor area 137.3 m² (1,478 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.focalagent.com

Entrance Hall

Downstairs Cloakroom

Kitchen

11' 2" @max x 8' 9" @max (3.40m @max x 2.67m @max)

Lounge/Diner

17' 7" x 12' 8" (5.36m x 3.86m)

First Floor

Bedroom One

17' 8" @max x 12' 8" @max (5.38m @max x 3.86m @max)

En-Suite

Family Bathroom

Bedroom Four

12' 8" x 9' 4" (3.86m x 2.84m)

Second Floor

Bedroom Two

14' 8" @max Head Height Restrictions x 12' 10" @max Head Height Restrictions (4.47m @max Head Height Restrictions x 3.91m @max Head Height Restrictions)

Bedroom Three

12' 8" @max Head Height Restrictions x 11' 8" @max Head Height Restrictions (3.86m @max Head Height Restrictions x 3.56m @max Head Height Restrictions)

Shower Room

welcome to

Station Road, Burgess Hill

- Four Double Bedrooms
- 2 Years NHBC remaining
- En-Suite to Main Bedroom
- Underfloor Heating to Ground Floor
- Solar Panels

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£475,000-£500,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BUH107115



Property Ref:
BUH107115 - 0003

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.


fox & sons



01444 232849



BurgessHill@fox-and-sons.co.uk



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



fox-and-sons.co.uk