



Edwin Street, Burgess Hill RH15 9HT

welcome to

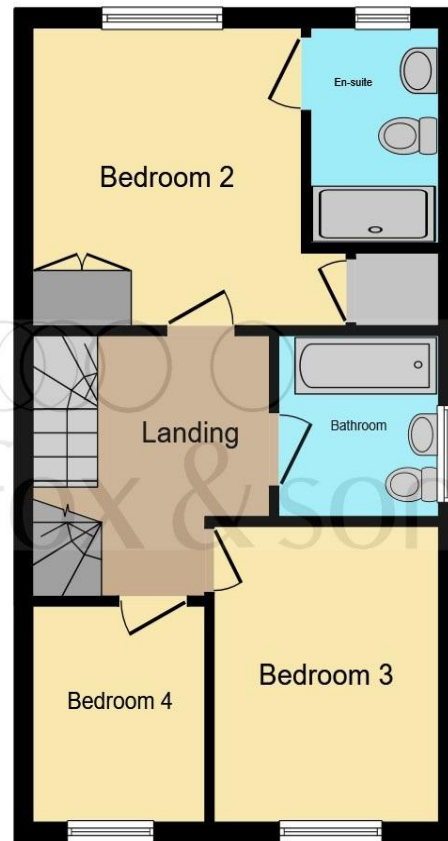
Edwin Street, Burgess Hill

Stylish 4/5 bedroom, 3 bathroom end-of-terrace home, set over three spacious floors in the sought-after Hammonds Ridge development. Ideally situated, the property is just a stroll from a Tesco superstore and only one mile from Burgess Hill town centre and train station.

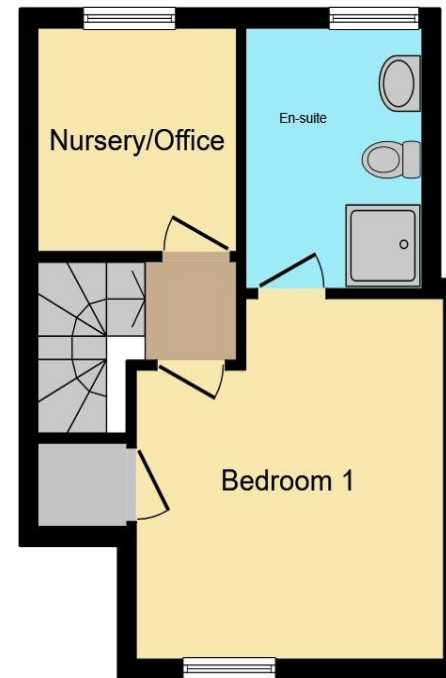




Ground Floor



First Floor



Second Floor

Total floor area 110.6 m² (1,190 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 W/C

Kitchen/Breakfast Room

17' 9" x 8' 2" (5.41m x 2.49m)

Lounge

15' 5" x 11' 1" (4.70m x 3.38m)

First Floor

Bedroom Two

10' 6" @max x 10' 5" @max (3.20m @max x 3.17m @max)

En-Suite

Bedroom Three

10' 5" x 8' 3" (3.17m x 2.51m)

Bedroom Four

6' 10" x 6' 9" (2.08m x 2.06m)

Family Bathroom

Top Floor

Bedroom One

13' @max x 11' 5" @max (3.96m @max x 3.48m @max)

En-Suite

Office/Nursery/Bedroom

Five

7' 5" x 7' 6" (2.26m x 2.29m)

welcome to

Edwin Street, Burgess Hill

- 4/5 Bedrooms | 3 Bathrooms | Flexible Living Spaces
- Fabulous top floor principal suite with ensuite shower room
- Versatile dressing room/study/bedroom 5 - ideal as a home office or nursery
- Stylish kitchen/dining room with high-quality Bosch integrated appliances
- Generous living room with patio doors to the garden

Tenure: Freehold EPC Rating: B

Council Tax Band: D

Offers in excess of

£435,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BUH107332



Property Ref:
BUH107332 - 0006

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