

SOLD STC



The Brooks, Burgess Hill

1 Bedroom, 1 Bathroom, House

Asking Price Of £265,000



Tenure: Freehold

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1 Bedroom, 1 Bathroom

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- Double Bedroom
- Modern Bathroom
- Lounge
- Separate Kitchen
- Private Garden

A well presented one bedroom end of terraced house situated in a quiet position within a very pleasant residential close. The light, spacious accommodation is arranged over two floors and briefly comprises, entrance hall, living room, kitchen, first floor landing, a double bedroom and bathroom. To the outside there is a decked patio and expansive enclosed South facing garden, There is an allocated parking bay immediately adjacent to the property. Further attributes include: double glazing and gas fired central heating.

The Brooks is a very popular residential close located towards the western outskirts of Burgess Hill. The property is conveniently located to take advantage of local amenities including the Triangle Leisure Centre and is within easy access to both of the town's main line train stations which offers services to Gatwick Airport, London, and Brighton whilst the town centre with its variety of amenities including a Waitrose Supermarket is within striking distance. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections from the property and within easy access to the A23 road network North and South.

**INTERNAL VIEWING IS HIGHLY RECOMMENDED,
STRICTLY BY APPOINTMENT.**

The property is currently tenanted and will have vacant possession on completion

Council Tax Band 'B' £1,742.84 Mid Sussex District Council 2024/2025

EPC 1.03.2027
Safety Certificates
EICR 8.04.2026

Gas Safety 27.02.2025

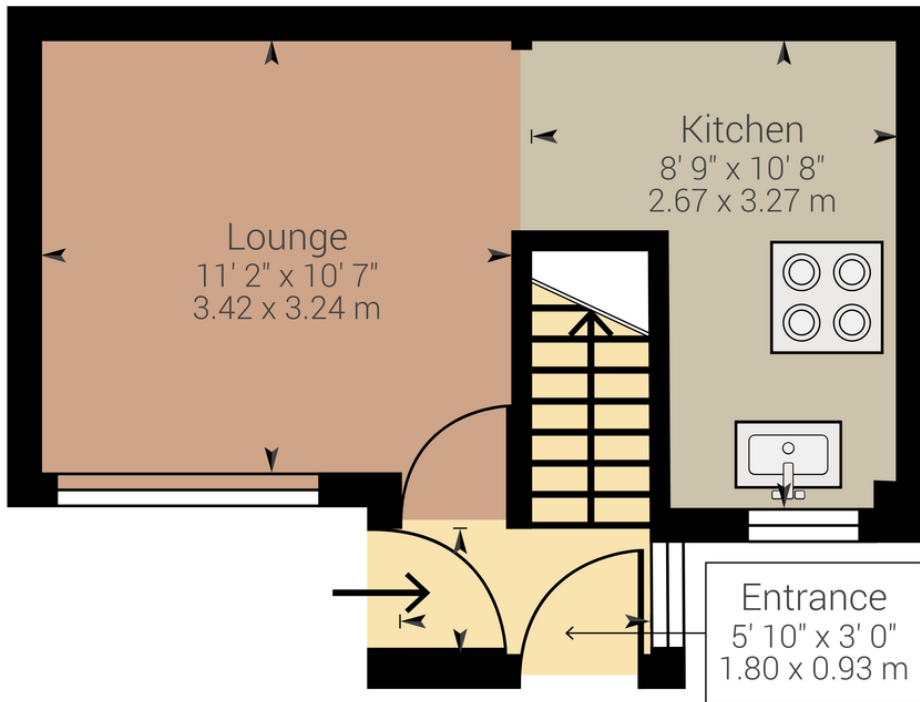
Mains Services :

Gas

Electric

Mains Water

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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Martin & Co Burgess Hill

3-4 Keymer Road • Burgess Hill • RH15 0AD
T: 01444 242059 • E: haywardsheath@martinco.com

01444 242059

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.