



Price  
**£425,000**

**Freehold**

3x  2x  2x 

Swann Close, Burgess  
Hill, Burgess Hill, West  
Sussex, RH15

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Cul-de-sac location
- Outbuilding in garden which could be a garden office
- Artificial grass in rear garden
- Multiple Bathrooms
- Large playroom which could be an additional bedroom
- Off road parking

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Kitchen: 9'5 x 8'9 (2.87m x 2.67m)  
 Lounge: 21'11 x 10'6 (6.68m x 3.20m)  
 Playroom: 16'6 x 7'2 (5.03m x 2.19m)  
 Shower Room/Toilet

### FIRST FLOOR

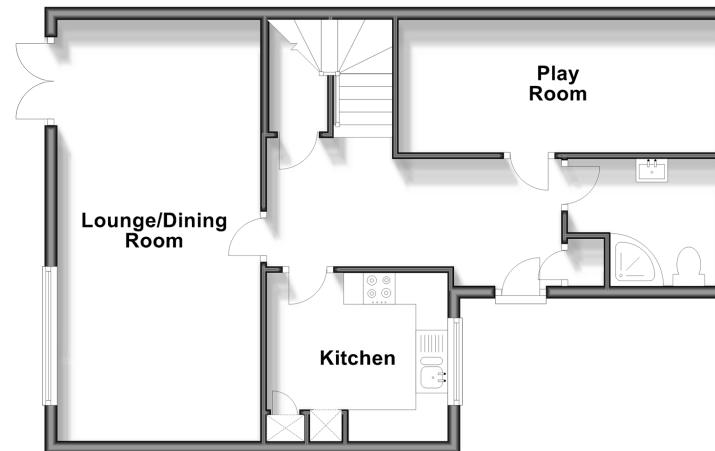
Landing  
 Bedroom 1: 11'5 x 11'1 (3.48m x 3.38m)  
 Bedroom 2: 11'1 x 10'6 (3.38m x 3.20m)  
 Bedroom 3: 9'8 x 7'1 (2.95m x 2.16m)  
 Bathroom

### OUTSIDE

Front & Rear Garden  
 Outbuilding: 8'11 x 8'11 (2.72m x 2.72m)

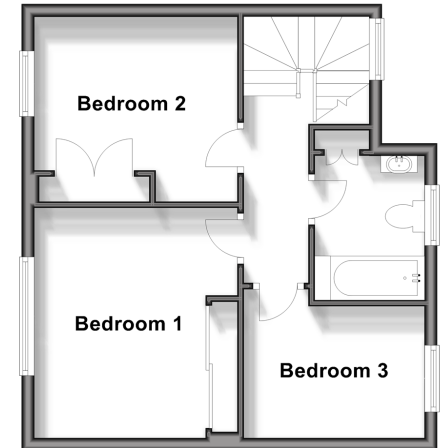
### Ground Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



### First Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Call Haywards Heath - 01444 411132 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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