



Connells

Ash House Orchard Close
Burgess Hill

Ash House Orchard Close Burgess Hill RH15 0GL

for sale offers in excess of
£210,000



Property Description

A beautifully presented two bedroom ground floor apartment approximately 0.7 miles from Wivelsfield station offering regular main line services to London, Gatwick Airport and the South Coast. The A23(M) junction at Hickstead is about 5 miles away, offering easy access to the M23/M25 motorways. Janes Lane recreational ground, Manor Field infant and primary school, and Bedelands Nature Reserve are close by. There is a supermarket and a selection of local shops and a public house close by at World's End

The property comprises in brief: spacious communal entrance hall, private entrance hall with large, built-in storage cupboard, open plan living area with fitted kitchen, two good size bedrooms and bathroom.

Orchard Close is also adjacent to neighbouring fields ideal for countryside walks. Burgess Hill town centre with its comprehensive range of shops, bars, cinema and restaurants is approximately 30 minutes walk. The area has many picturesque villages nearby, including Hassocks and Ditchling, and the property offers a balance between semi-rural living and modern convenience.



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

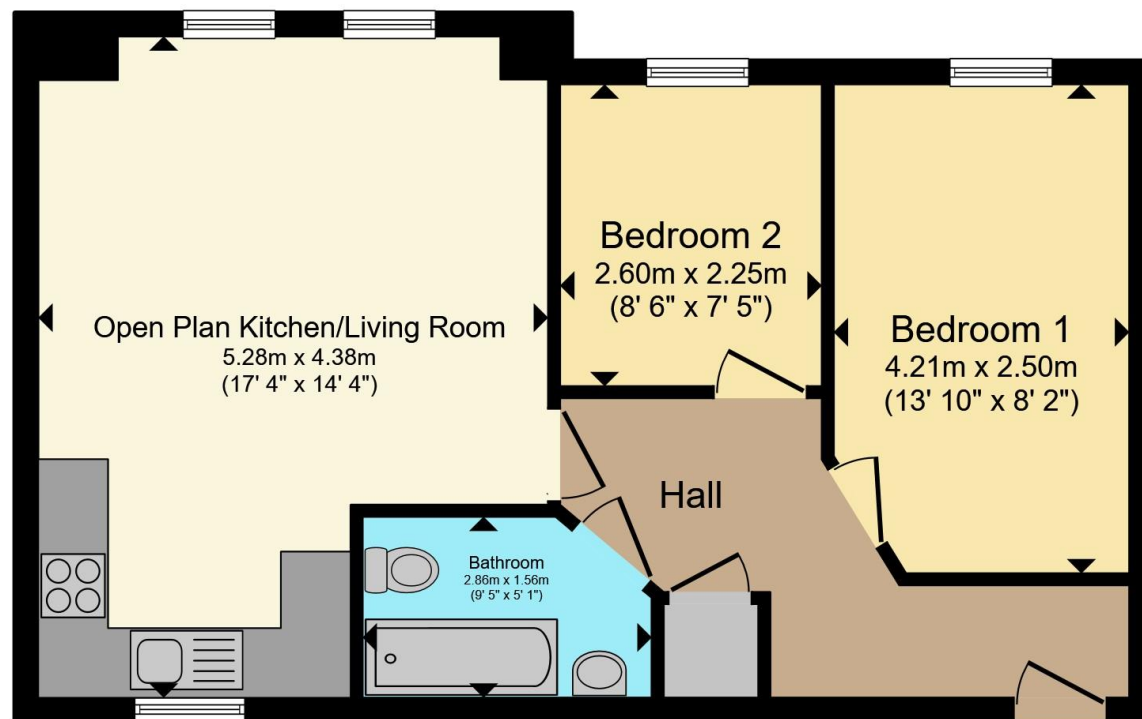
Agents Note

Second bedroom not currently being used as a bedroom, however could easily accomodate a single bed and free standing furniture









Total floor area 51.3 m² (552 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.propertybox.io

Connells

To view this property please contact Connells on

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57 High Street
CRAWLEY RH10 1BQ

EPC Rating: C

Council Tax
Band: C

Service Charge:
2600.00

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BGH406184

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BGH406184 - 0004