



Connells

Victoria Avenue
Burgess Hill

Victoria Avenue
Burgess Hill RH15 9PX

for sale guide price
£400,000-£425,000



Property Description

The property is entered via a welcoming entrance hall leading to a cosy living room featuring a charming log-burning stove. To the rear, the heart of the home is the impressive open-plan kitchen, dining and family area. The contemporary fitted kitchen boasts a central island with a six-burner gas hob, integrated appliances and twin ovens, while the extended dining and sitting areas provide excellent space for entertaining and everyday family living.

On the first floor are two generous double bedrooms, both benefiting from built-in wardrobes, together with a useful study area and a stylish modern family bathroom.

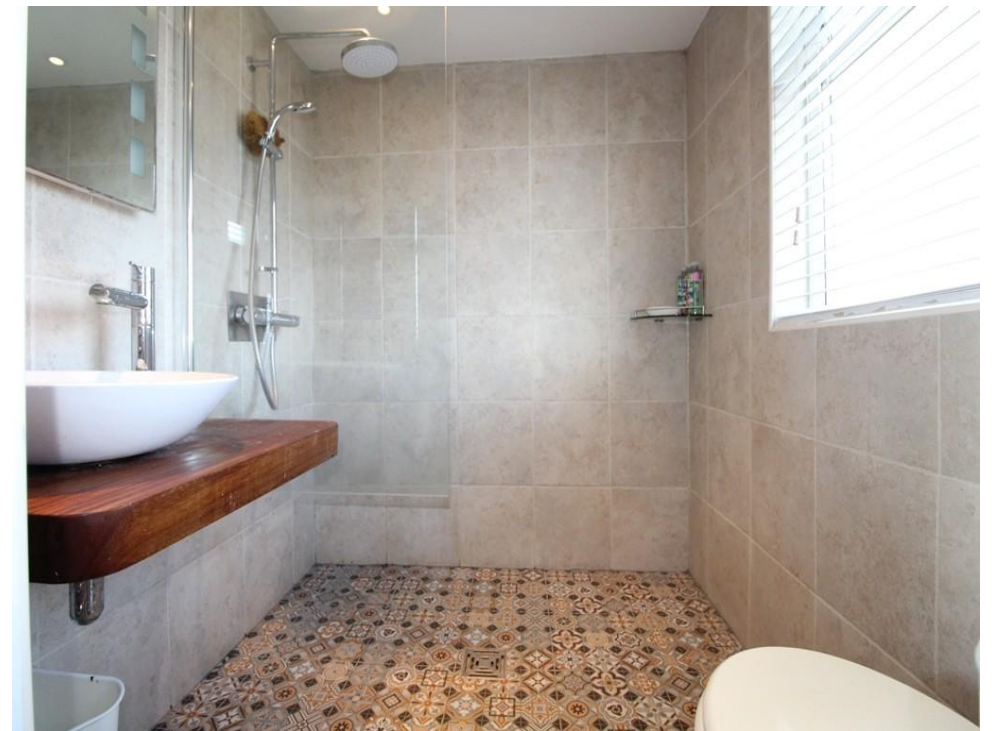
Occupying the entire top floor, the spacious dual-aspect principal bedroom provides a wonderful retreat and is complemented by a modern en-suite wet room.

Externally, the property enjoys a front garden and an attractive courtyard-style rear garden, perfect for low-maintenance outdoor living. Additional features include a garden shed and a timber cabin with Internet connectivity, making an ideal home office, studio or hobby room. Rear access leads to a garage

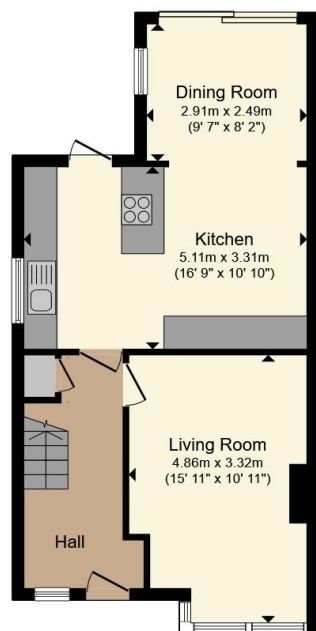
Agents Note

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.

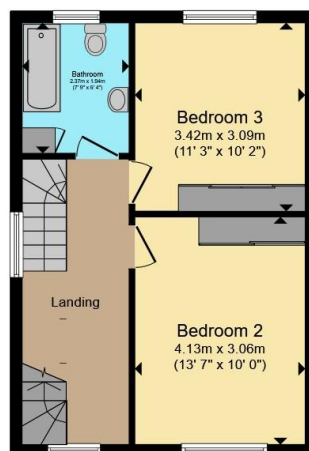








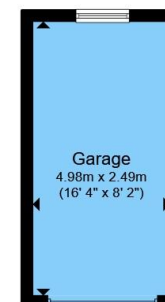
Ground Floor



First Floor



Second Floor



Garage

Total floor area 124.2 m² (1,337 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

T 01444 241 626

E burgesshill@connells.co.uk

21 Church Road
BURGESS HILL RH15 9BB

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BGH406204



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BGH406204 - 0003