

Connells

Wyvern Way
Burgess Hill

Wyvern Way
Burgess Hill RH15 0GB

for sale guide price
£575,000-£600,000







Property Description

Situated approximately one mile from Burgess Hill town centre and main line railway station, in a sought-after residential area, is this well-presented, five-bedroom family home arranged over three floors. The property comprises in brief: entrance hall, cloakroom, lounge and kitchen/dining room to the ground floor. The first floor offers two bedrooms with bedroom one having en-suite facilities plus additional guest bathroom. The second floor boasts two double bedrooms plus one single bedroom/study and family bathroom.. Outside benefits from landscaped garden with patio area plus garage with driveway parking. The town centre of Burgess Hill offers an assortment of shops, bars, restaurants, cinema and the railway station with regular services to London, Gatwick Airport and the South Coast

Managed Freehold

Approx managemnet/service charge £350 per annum

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.

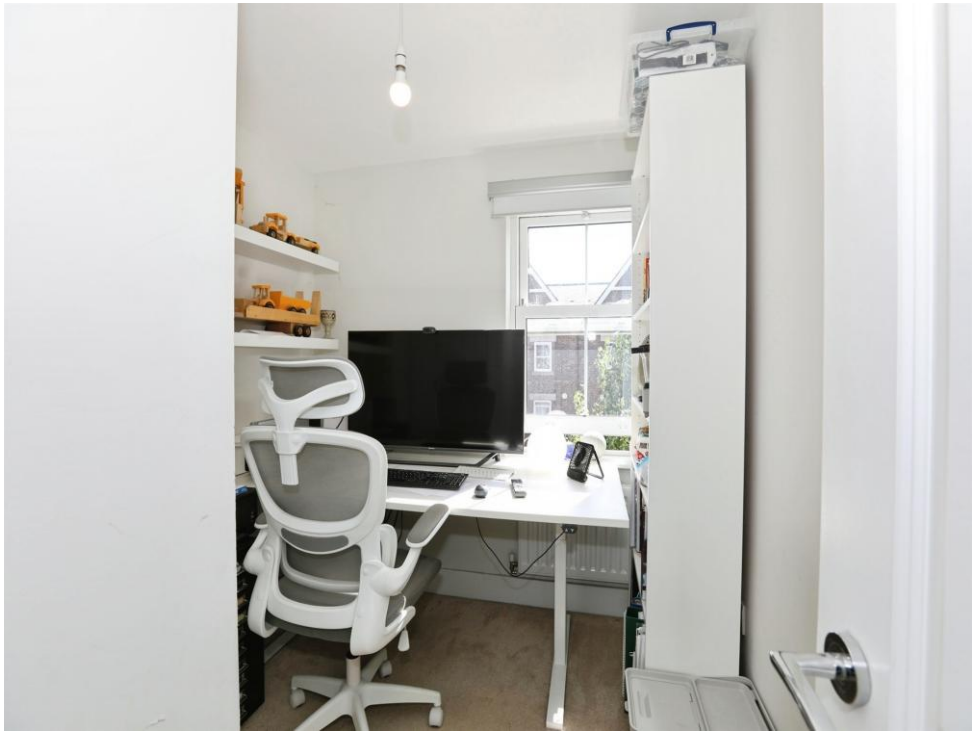






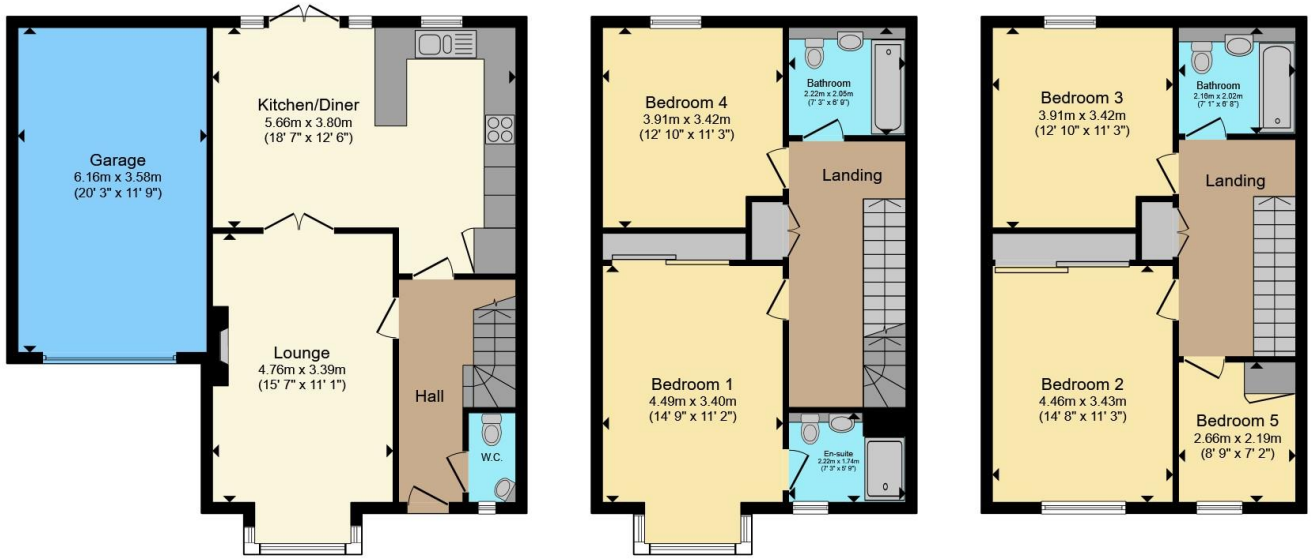












Ground Floor **First Floor** **Second Floor**

Total floor area 180.2 m² (1,940 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: B

Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/BGH403976

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.