

Connells

Petworth Drive
Burgess Hill

Petworth Drive
Burgess Hill RH15 8JT

for sale guide price
£450,000-£475,000







Property Description

A spacious four-bedroom semi-detached family home situated in the popular Petworth Drive area of Burgess Hill. Offering flexible accommodation throughout, the property benefits from a large block-paved driveway providing ample off-road parking and a generous rear garden.

The accommodation comprises an entrance hall, spacious living room with feature fireplace, kitchen/dining room, family bathroom, separate cloakroom and a versatile ground floor fourth bedroom which could also be used as a home office or playroom. To the first floor are three well-proportioned bedrooms and a contemporary shower room.

Outside, the property enjoys driveway parking for multiple vehicles to the front, while the sizeable rear garden is mainly laid to lawn, offering plenty of space for children, entertaining and outdoor relaxation.

Ideally located close to local schools, amenities and transport links, this is an excellent family home in a sought-after residential location.

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.

Burgess Hill

Burgess Hill is a thriving West Sussex town with a rich history dating back to the arrival of the railway in the 19th century, which transformed it from a small rural settlement into the vibrant community it is today. The town offers an excellent range of amenities including independent shops, supermarkets, cafés, restaurants, leisure facilities and the popular Martlets Shopping Centre, together with highly regarded primary and secondary schools. Residents also benefit from the highly regarded Triangle Leisure Centre, which provides an extensive range of fitness, swimming and sporting facilities for all ages. For commuters, Burgess Hill benefits from two mainline railway stations, Burgess Hill and Wivelsfield, providing regular services to London, Brighton and Gatwick Airport. The town is also conveniently positioned for access to the A23/M23 motorway network, offering excellent road links to London, the South Coast and beyond, while nearby countryside and recreation areas provide a perfect balance of town and country living.











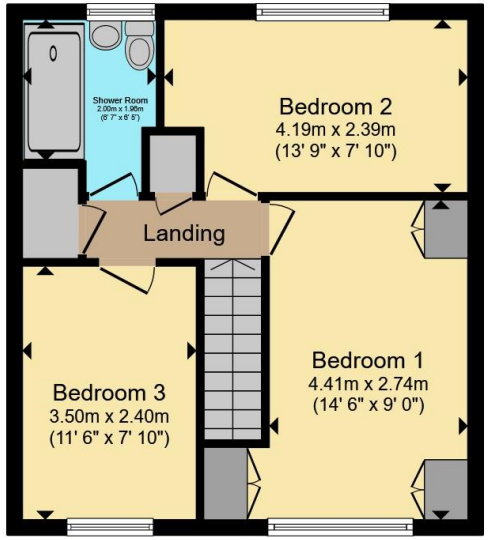








Ground Floor



First Floor

Total floor area 111.9 m² (1,204 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: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BGH406175

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.