

FOR SALE



Perryfields , Burgess Hill

2 Bedrooms, 1 Bathroom, House

Guide Price £325,000



GUIDE PRICE £325,000-£335,000

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2 Bedrooms, 1 Bathroom

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- Freehold
- House
- Two - Double Bedrooms
- Separate Kitchen
- Good Size Lounge/Diner

OVERVIEW

A well-presented mid terrace two-bedroom house situated within highly regarded West End Meadows. The accommodation comprises living/dining room, kitchen, two bedrooms and bathroom. To the outside is a private rear garden and parking .

LOCATION

Perryfields is a very popular residential close located towards the western outskirts of Burgess Hill. The property is very conveniently located to take advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are easy to access. Both of the town's main line stations are within two and a half miles whilst the town centre with its wide variety of amenities including a Waitrose Supermarket is within striking distance. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

Property Tenure - Freehold

EPC 'D'

Valid until 5th Nov 2030 Electrical Installation Condition Report (EICR)

Council Tax Band 'C' Mid Sussex District Council

DISCLAIMER

All material information has been provided to us by the seller, this is accurate to us to the best of our knowledge and is provided in good faith. Your legal representative should verify this information through





enquiries raised during the conveyancing process.

IDENTITY CHECKS

Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use an online service to verify your identity provided by HIPLA. The cost of these checks is £50 inc. VAT per purchase which is paid in advance, directly to HIPLA. This charge is non-refundable under any circumstances.





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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