



**Connells**

The Pound  
Burgess Hill



### Property Description

A two double bedroom home situated on the North side of Burgess Hill giving access to both Burgess Hill and Wivelsfield main line stations and the A23/M23 commuter route.

The property comprises of: entrance hall, living/dining room, kitchen, two double bedrooms, bathroom and a private south facing garden to the rear.

Burgess Hill town centre with its comprehensive range of shops, bars and restaurants plus station offering regular services to London, Gatwick Airport and the South Coast is approximately one mile walk away.

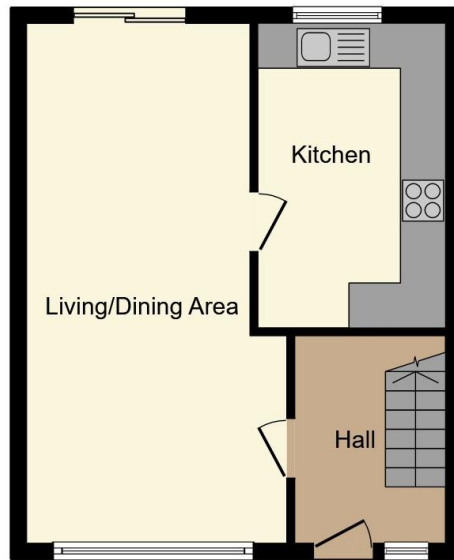
GUIDE PRICE £325,000-£335,000



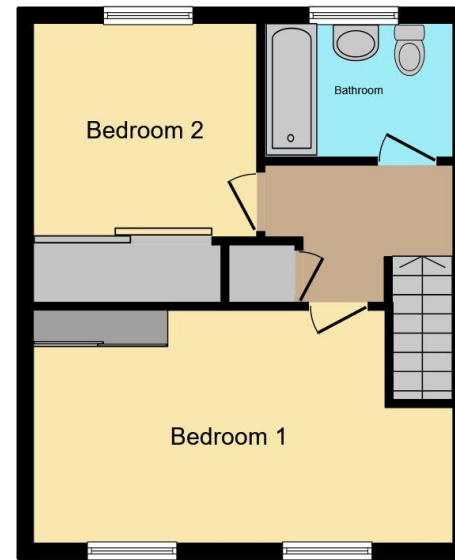




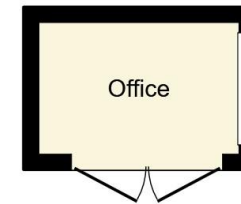




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 82.0 m<sup>2</sup> (883 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](http://www.propertybox.io)



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EPC Rating: C    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BGH405327](http://connells.co.uk/Property/BGH405327)**



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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