Perryfields , Burgess Hill

2 Bedrooms, 1 Bathroom, House

Guide Price £300,000

MARTIN&CO

GUIDE PRICE £300,000 to £325,000

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2 Bedrooms, 1 Bathroom

Guide Price £300,000

- **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'

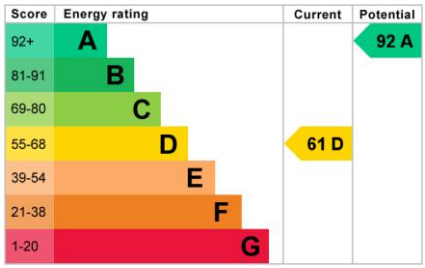
Valid until 5th Nov 2030 Electrical Installation Condition Report (EICR)

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
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
61 D
92 A

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.