



**Connells**

Chanctonbury Road  
Burgess Hill



### Property Description

A spacious and beautifully presented three-bedroom semi-detached home, ideally situated on the popular Chanctonbury Road in Burgess Hill. Offering generous and versatile accommodation throughout, this attractive property is perfect for families and those seeking well-balanced living space in a convenient residential location.

The ground floor features a welcoming entrance hall with cloakroom/WC, a bright and comfortable living room, separate dining room and an impressive reception room to the rear providing additional living space and views over the garden. The fitted kitchen offers ample storage and worktop space, making it ideal for everyday family life and entertaining alike.

To the first floor are three well-proportioned bedrooms and a stylish modern fitted bathroom, finished to a high standard and providing a contemporary feel.

Outside, the property benefits from driveway parking to the front, a private rear garden and a substantial detached outbuilding, ideal for use as a home office, gym, studio or hobby room.

Conveniently located within easy reach of Burgess Hill town centre, mainline railway station, local schools and a range of amenities, this superb home combines space, practicality and modern living in an excellent location. Early viewing is highly recommended.

## 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.

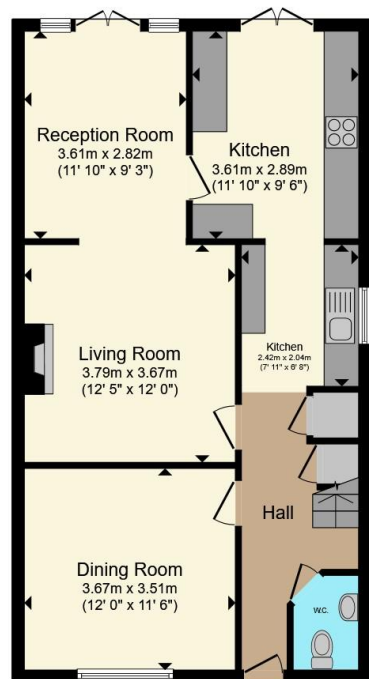
## Burgess Hill

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.

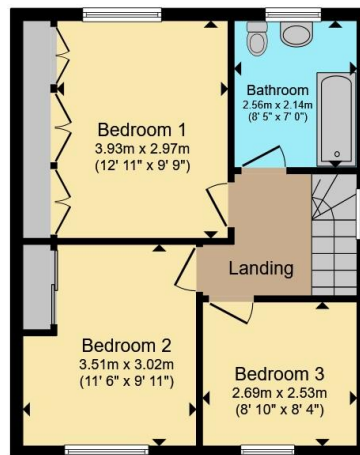




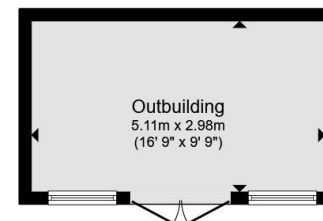




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 107.5 m<sup>2</sup> (1,157 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)

**Connells**

To view this property please contact Connells on

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57 High Street  
CRAWLEY RH10 1BQ

EPC Rating: Awaited  
Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BGH406237](http://connells.co.uk/Property/BGH406237)**



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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