



Connells

Atkinson Gardens
Burgess Hill

Atkinson Gardens Burgess Hill RH15 0XH

for sale guide price
£425,000



Property Description

The property comprises of entrance hall, wc, living room, kitchen/diner, three bedrooms one with en-suite, bathroom, garage, parking & private rear garden.

Situated approximately one mile from Burgess Hill town centre and main line railway station, in a sought-after residential area. The town centre of Burgess Hill offers an assortment of shops, bars, restaurants, cinema and the railway station with regular services to London, Gatwick Airport and the South Coast

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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will

be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Door to the front of the property. Stairs to the first floor and understair storage cupboard. A radiator and wood laminate flooring is laid.

Cloakroom

A low level W.C with a wash hand basin. A radiator and extraction fan. Tiled flooring is laid.

Lounge

19' max x 10' 3" max (5.79m max x 3.12m max)

Double glazed window to the front of the property. Double glazed french doors to the garden. A radiator and carpet is laid.

Kitchen/Diner

19' 1" max x 9' 4" max (5.82m max x 2.84m max)

Double glazed window to the front and side of the property. Eye and base level units with worktops and a 1 and a half bowl stainless steel sink/drain. A built in gas hob with extraction hood over and built in electric oven. An integrated washing machine and a radiator. Space for fridge/freezer and dishwasher. Tiled flooring is laid.

Landing

Airing cupboard with loft access and a radiator. Carpet is laid.

Bedroom One

10' 8" max x 10' 3" max (3.25m max x 3.12m max)

Double glazed window to the front and the side of the property. A fitted wardrobe with sliding mirror doors and a radiator. Carpet is laid.

Ensuite

Double glazed window to the side of the property. A shower cubicle with a towel radiator and extraction fan. A low level W.C. and a wash hand basin with storage underneath. Tiled flooring is laid.

Bedroom Two

9' 7" max x 9' 1" max (2.92m max x 2.77m max)

Double glazed window to the front and the side of the property. A fitted wardrobe and a radiator. Carpet is laid.

Bedroom Three

10' 8" max x 6' 6" max (3.25m max x 1.98m max)

Double glazed window to the side of the property. A radiator and carpet is laid.

Bathroom

A panel bath with a shower attachment and extraction fan. A low level W.C. and a wash hand basin with storage underneath. Tiled flooring is laid.

Rear Garden

Private enclosed rear garden. Mainly laid to lawn with a patio area.

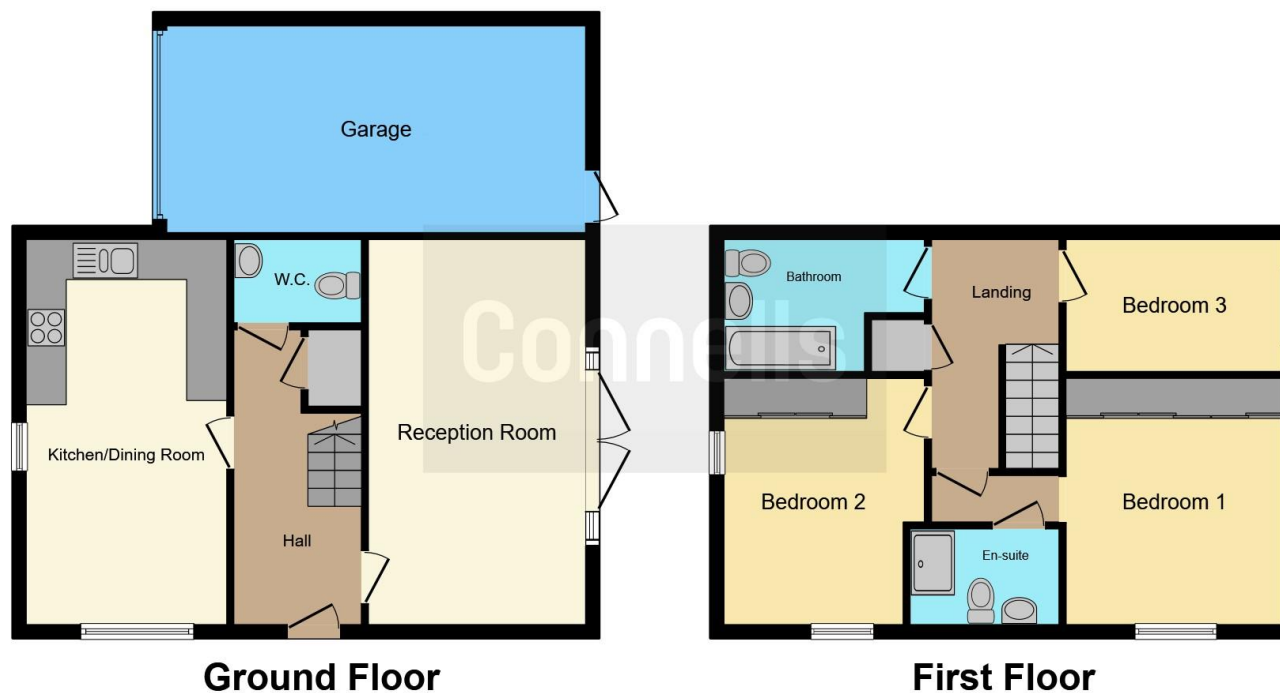
Garage

Up and over door with power and lighting.









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.focalagent.com

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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BGH406220



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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