



Connells

Walnut Close
Burgess Hill

Walnut Close Burgess Hill RH15 8GQ

for sale guide price
£450,000-£475,000



Property Description

Walnut Close is an exclusive cul-de-sac development of only five family homes located in the bustling Sussex town of Burgess Hill.

Becoming increasingly popular with many, Burgess Hill offers a great deal of amenities ranging from numerous leisure and sport facilities, shopping and local schools. The town is enviably located within the greenery of Sussex and therefore provides many beautiful walking routes.

There are two mainline stations that service the area, Wivelsfield and Burgess Hill, both with an excellent service to London (Victoria - 45 mins) and Brighton (15 mins).*

By car, the A23 can be reached in less than 5 minutes, from which leads to Gatwick in less than half an hour. Travelling south, the coast can be reached in less than 30 minutes where the exciting and vibrant seaside city of Brighton can display all it has to offer; from its famous pier to the lively city centre steeped in history.*

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.

Entrance Hall

Double glazed door to the front of the property. Stairs to the first floor and underfloor heating. Engineered oak flooring is laid.

Cloakroom/Utility Room

Double glazed window to the front of the property. Eye level units and worktops with space for a washing machine and a tumble dryer. A low level W.C. with a wash hand basin. Tiled flooring is laid with underfloor heating.

Living/Dining Room

22' 7" max x 13' 3" max (6.88m max x 4.04m max)

Double glazed bi-fold doors to the rear of the property. A storage cupboard and engineered oak wood flooring is laid with underfloor heating.

Kitchen/Diner

11' 11" max x 8' 10" max (3.63m max x 2.69m max)

First Floor

Landing

An airing cupboard with loft access and a radiator.

Bedroom One

12' 5" max x 9' 1" max (3.78m max x 2.77m max)

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

Ensuite

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

Bedroom Two

12' 2" max x 9' 7" max (3.71m max x 2.92m max)

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

Bedroom Three

10' 3" max x 8' 3" max (3.12m max x 2.51m max)

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

Bathroom

Double glazed window to the rear of the property. A panel bath with a wall mounted shower attachment overhead and an extraction fan. A low level W.C. with a wash hand basin and chrome ladder radiator. Tiled flooring is laid.

Front Garden

Driveway for 2 cars. Side access to the rear of the property.

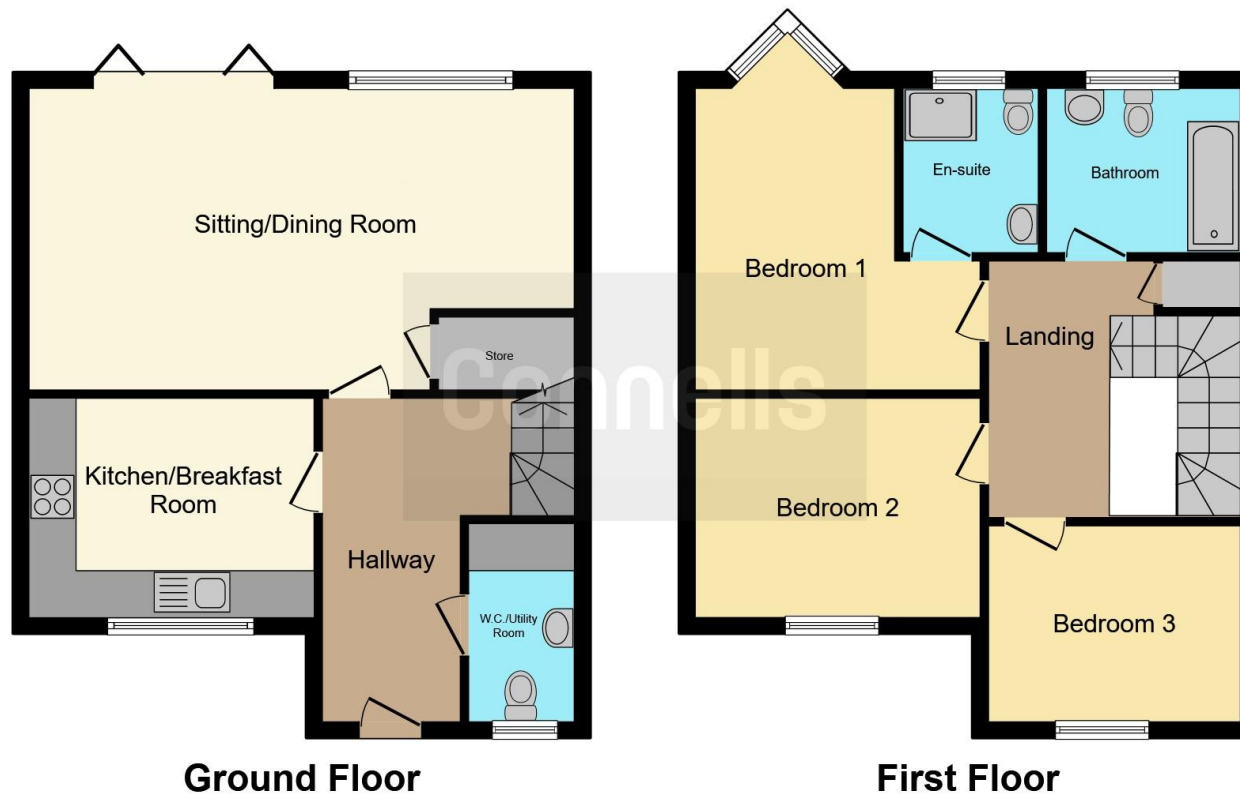
Rear Garden

Private enclosed low maintenance rear garden. A patio path to the shed and covered area.









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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21 Church Road
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BGH406197



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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