



Connells

Ash House Orchard Close
BURGESS HILL

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BURGESS HILL RH15 0GL

for sale guide price
£225,000-£240,000



Property Description

A beautifully presented two bedroom ground floor apartment approximately 0.7 miles from Wivelsfield station offering regular services to London, Gatwick Airport and the South Coast. Janes Lane recreational ground, Manor Field infant and primary school and a selection of shops and a public house are also close by. The property comprises in brief: communal entrance hall, entrance hall, open plan living area with fitted kitchen, two good size bedrooms one with en-suite, and bathroom. Burgess Hill town centre with its comprehensive range of shops, bars, cinema and restaurants is approximately 30 minutes walk.

GUIDE PRICE £225,000 - £240,000



Entrance Hall

Lounge

17' 7" max x 12' 8" max (5.36m max x 3.86m max)

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

Kitchen

17' 7" max x 12' 8" max (5.36m max x 3.86m max)

Eye and base level units with worktops and a sink/drain. A built in electric oven and a built in gas hob with an extraction hood overhead. Space for a washing machine, dishwasher and fridge/freezer.

Bedroom One

10' max x 8' 3" max (3.05m max x 2.51m max)

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

Ensuite

Shower cubicle with a extraction fan. A low level W.C. with a wash hand basin and a radiator.

Bedroom Two

11' 10" max x 8' 7" max (3.61m max x 2.62m max)

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

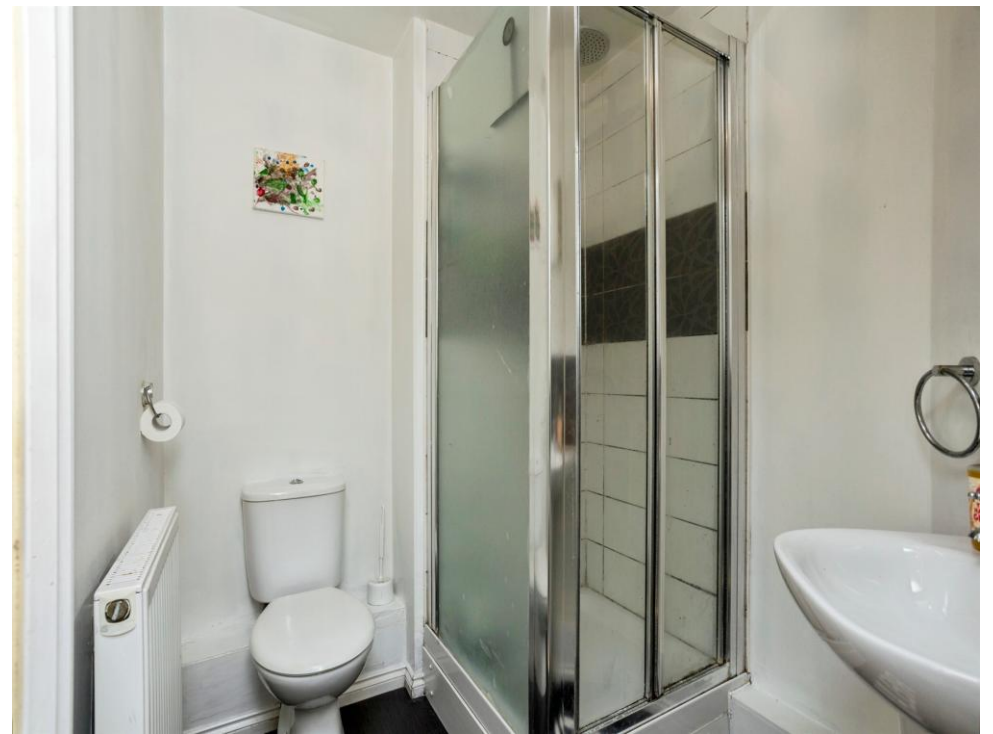
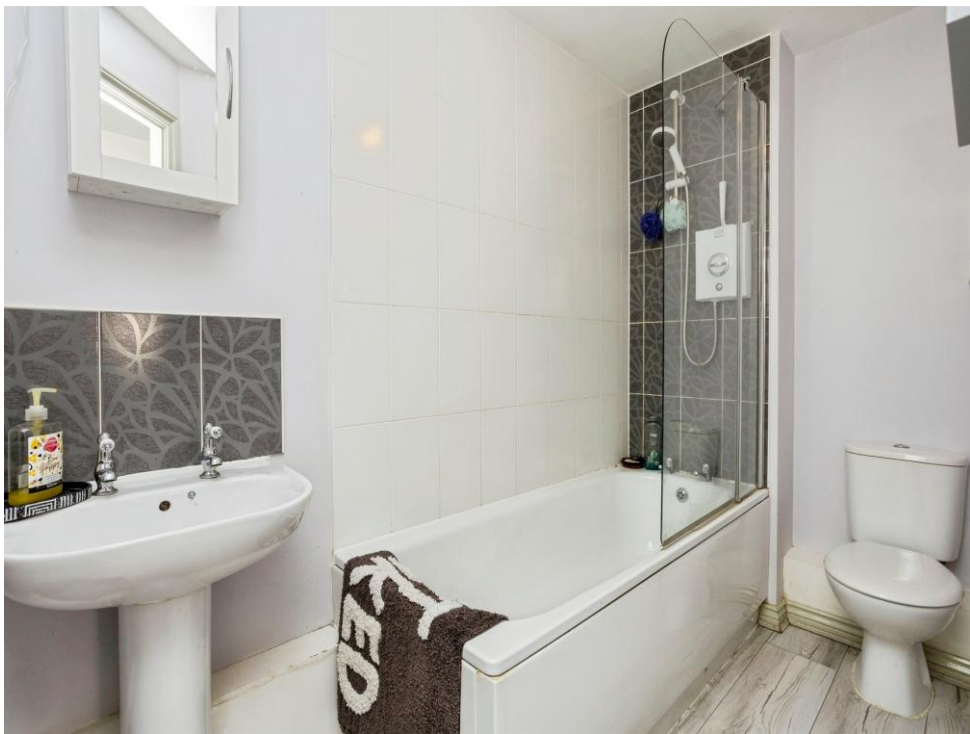
Bathroom

A panel bath with a wall mounted shower attachment. A low level W.C. with a wash hand basin and a radiator.

Rear Garden

Allocated parking space. Communal garden.









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

To view this property please contact Connells on

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21 Church Road
 BURGESS HILL RH15 9BB

EPC Rating: C Council Tax
 Band: C

Service Charge:
 2712.00

Ground Rent:
 500.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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Property Ref: BGH405711 - 0004