



**Connells**

Mill Rose Way  
Burgess Hill

Mill Rose Way  
Burgess Hill RH15 0ZG

for sale  
£126,000



### Property Description

Situated on the Wivelsfield side of Burgess Hill just off Valebridge Road, surrounded by fields and pedestrian walks yet within 0.8 mile of the mainline railway station and just over half a mile from Manor Field Primary School and Bedelands Nature Reserve.

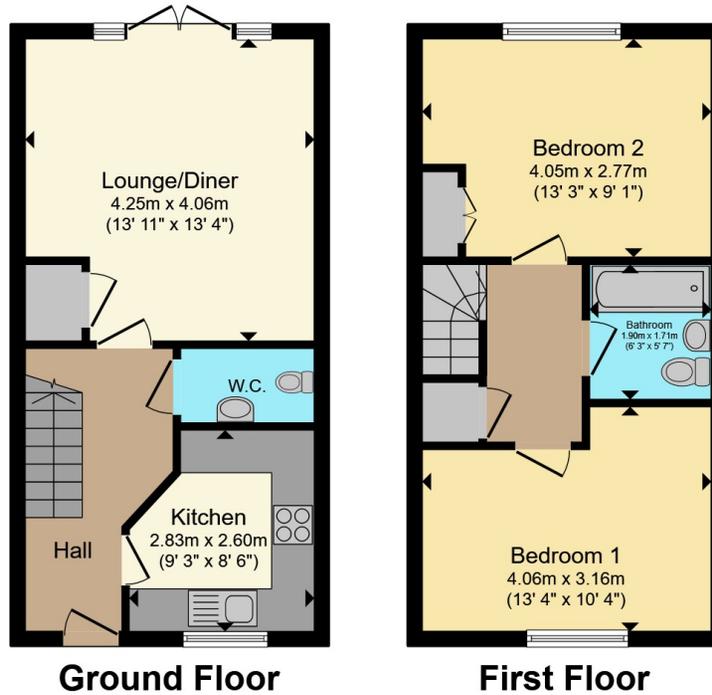
The accommodation includes an entrance hall with a cloakroom. The downstairs benefits open plan living/dining room, kitchen. On the first floor, two double bedrooms, bathroom, outside has a private rear garden with rear access and allocated parking.











Total floor area 67.6 m<sup>2</sup> (728 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)



To view this property please contact Connells on

**T 01444 241 626**  
**E [burgesshill@connells.co.uk](mailto:burgesshill@connells.co.uk)**

21 Church Road  
 BURGESS HILL RH15 9BB

EPC Rating: B Council Tax Band: C

Service Charge: 729.54 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BGH405921](http://connells.co.uk/Property/BGH405921)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jan 2020. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BGH405921 - 0003