



**Connells**

Wyvern Way  
Burgess Hill



### Property Description

Situated approximately one mile from Burgess Hill town centre and main line railway station, in a sought-after residential area, is this well-presented, five-bedroom family home arranged over three floors. The property comprises in brief: entrance hall, cloakroom, lounge and kitchen/dining room to the ground floor. The first floor offers two bedrooms with bedroom one having en-suite facilities plus additional guest bathroom. The second floor boasts two double bedrooms plus one single bedroom/study and family bathroom.. Outside benefits from landscaped garden with patio area plus garage with driveway parking. 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

### Managed Freehold

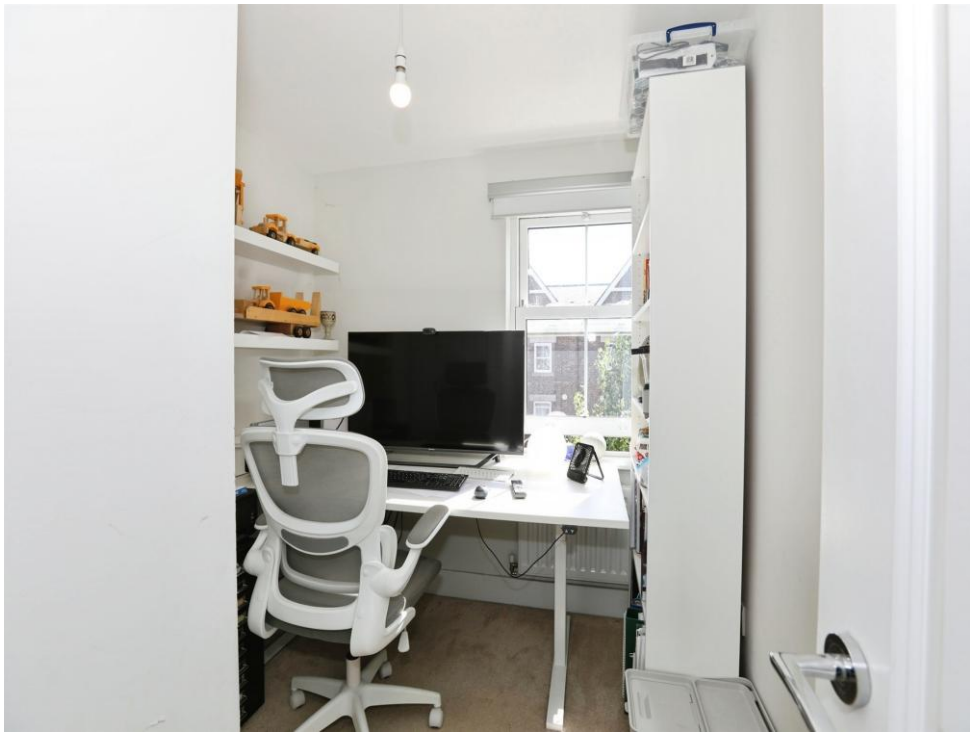
Approx managemnet/service charge £350 per annum



### Key Features

- Five bedrooms
- Two Bathrooms
- Garage & Drive
- Landscaped Rear Garden

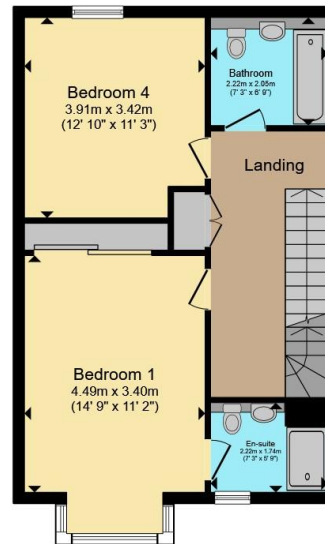




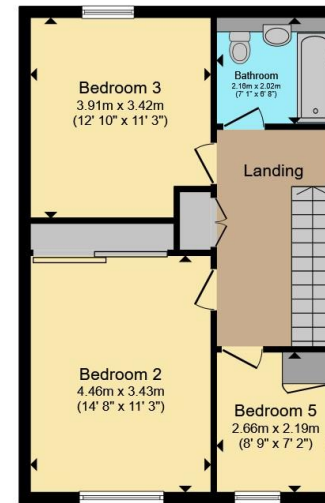




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 180.2 m<sup>2</sup> (1,940 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)



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57 High Street  
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EPC Rating: B Council Tax  
Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/BGH403976](http://connells.co.uk/Property/BGH403976)**



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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