



Connells

Orchard Road
Burgess Hill



Property Description

Situated in a favoured residential area is this four-bedroom semi-detached family home. The property comprises in brief: entrance hall, shower room, living room, reception room 2, kitchen/ dining room, The first floor offers three bedrooms and bathroom, on the second floor bedroom with en-suite, Outside benefits from ample parking to the front and rear garden with an ideal situation for entertaining and al-fresco dining. Less than one mile walk from Burgess Hill with its comprehensive range of shops, bars, restaurants, cinema and main line railway station offering regular services to London, Gatwick Airport and the South Coast.

Burgess Hill is situated in the Sussex Weald, 10 miles (16 km) north of Brighton, and about 4.5 miles (7.2 km) south of Haywards Heath. Lewes, in East Sussex, is 12 miles (19 km) southeast of Burgess Hill, and the larger town of Horsham is 15 miles (24 km) to the northwest. Crawley, a major settlement is 13 miles (21 km) to the north, and Gatwick Airport is 16 miles (26 km) in the same direction.

The amenities and shopping services in Burgess Hill are also well used by the surrounding villages. The larger villages of Hassocks and Hurstpierpoint are 5 to 10 minutes drive away from the town centre, to the south and southwest respectively. Albourne, Ansty, Bolney, Clayton, Ditchling, Ditchling Common, Hickstead and Goddards Green.

Entrance Hall

Stairs to the first floor with an understair storage cupboard. A radiator and tiled flooring is laid.

Shower Room

A shower cubicle with an extraction fan. A low level W.C. with a wash hand basin. Tiled flooring is laid.

Living Room

17' max x 11' 4" max (5.18m max x 3.45m max)

Double glazed bay window to the front of the property and a door to the bedroom. Carpet is laid.

Reception Room Two/Bedroom

11' 2" max x 8' 10" max (3.40m max x 2.69m max)

Double glazed patio doors to the garden. Carpet is laid.

Kitchen

11' 2" max x 9' 3" max (3.40m max x 2.82m max)

Double glazed window to the rear of the property overlooking the garden. Eye and base level units with worktops and a stainless steel sink/drain. A built in electric oven and a built in hob with extraction hood overhead. Tiled flooring is laid.

Dining Room

11' 8" max x 14' 8" max (3.56m max x 4.47m max)

Double glazed doors to the rear of the property into the garden. Tiled flooring is laid.

Bedroom One

19' 10" max x 13' 7" max (6.05m max x 4.14m max)

Double glazed window to the rear of the property. Storage into the eaves and a sloped ceiling. Carpet is laid.

En Suite

A double shower cubicle with a low level W.C. and wash hand basin.

Bedroom Two

13' 8" max x 11' 4" max (4.17m max x 3.45m max)

Double glazed window to the front of the property. Carpet is laid.

Bedroom Three

11' 4" max x 11' 2" max (3.45m max x 3.40m max)

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

Bedroom Four

7' 3" max x 6' 8" max (2.21m max x 2.03m max)

Double glazed window to the front of the property. Carpet is laid.

Bathroom

Double glazed window to the rear of the property. Panel bath with a wall mounted shower attachment overhead. A low level W.C. and wash hand basin.

Front Garden

Parking on the driveway.

Rear Garden

Private rear garden. A patio area which is mainly laid to lawn.









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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57 High Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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