

Connells

Fairlea Close
Burgess Hill

Fairlea Close
Burgess Hill RH15 8NW

for sale guide price
£325,000







Property Description

A beautifully presented three-bedroom end of terrace home, situated in the sought-after Fairlea Close in Burgess Hill, offering spacious and well-maintained accommodation throughout.

The property welcomes you with a bright and generous living room, providing an ideal space for relaxing and entertaining. To the rear, the modern fitted kitchen/dining room offers a stylish and practical environment with direct access to the attractive rear garden. A useful utility area and additional store room provide excellent everyday convenience and valuable extra storage space.

On the first floor are three well-proportioned bedrooms, all enjoying plenty of natural light, alongside a contemporary shower room finished to a high standard.

Outside, the landscaped rear garden has been thoughtfully designed for low maintenance and year-round enjoyment, featuring a patio seating area, artificial lawn and well-stocked borders. The property further benefits from a garage and an end of terrace position.

Ideally located close to local schools, shops and transport links, this excellent home is perfect for families, first-time buyers and those looking to move straight into a property that has been lovingly maintained.

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.

Burgess Hill

Burgess Hill is a thriving West Sussex town with a rich history dating back to the arrival of the railway in the 19th century, which transformed it from a small rural settlement into the vibrant community it is today. The town offers an excellent range of amenities including independent shops, supermarkets, cafés, restaurants, leisure facilities and the popular Martlets Shopping Centre, together with highly regarded primary and secondary schools. Residents also benefit from the highly regarded Triangle Leisure Centre, which provides an extensive range of fitness, swimming and sporting facilities for all ages. For commuters, Burgess Hill benefits from two mainline railway stations, Burgess Hill and Wivelsfield, providing regular services to London, Brighton and Gatwick Airport. The town is also conveniently positioned for access to the A23/M23 motorway network, offering excellent road links to London, the South Coast and beyond, while nearby countryside and recreation areas provide a perfect balance of town and country living.

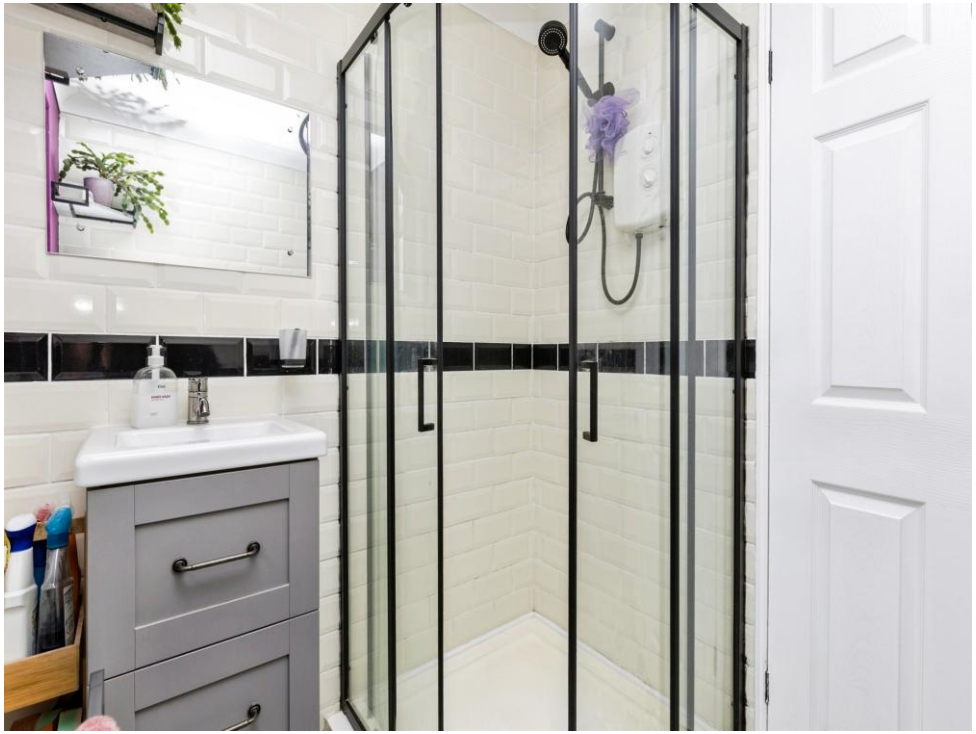






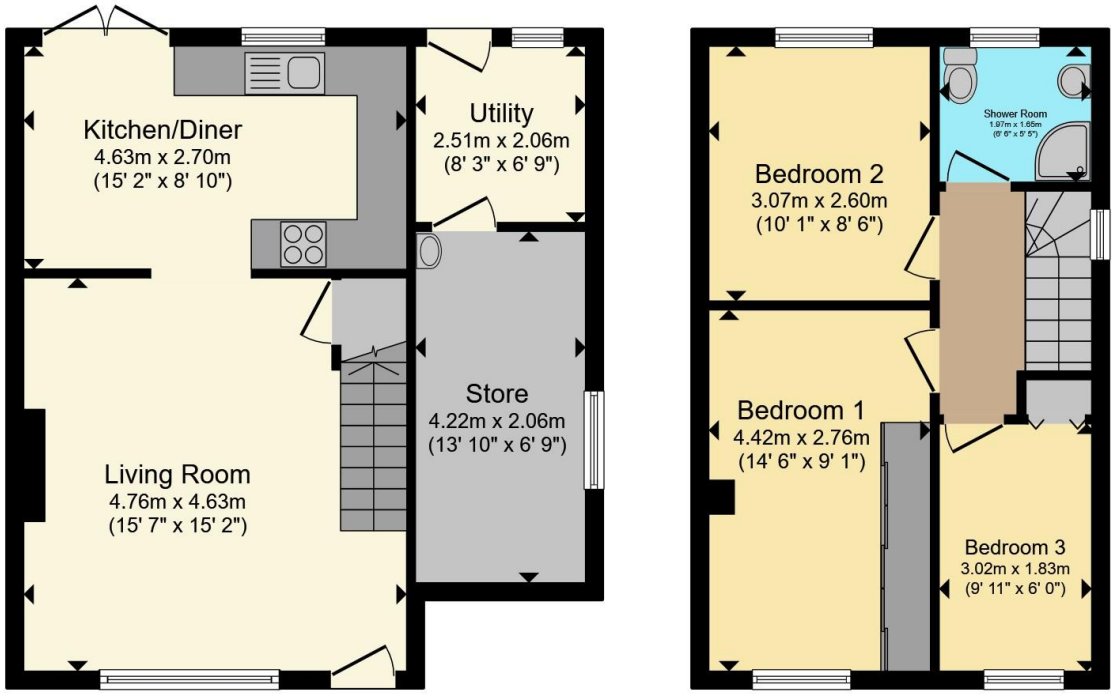












Ground Floor **First Floor**

Total floor area 84.1 m² (905 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

Connells

To view this property please contact Connells on

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21 Church Road
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EPC Rating: C | Council Tax Band: C | Service Charge: Ask Agent | Ground Rent: Ask Agent | Tenure: Leasehold

view this property online connells.co.uk/Property/BGH406242

This is a Leasehold property with details as follows; Term of Lease 99 years from 22 Aug 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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