



**Connells**

The Ridings  
Burgess Hill

# The Ridings Burgess Hill RH15 0PL

for sale guide price  
**£465,000**



## Property Description

Situated in a popular residential area off the Folders Lane development is this four-bedroom family home. Comprising in brief: entrance hall, cloakroom, lounge/diner, Upstairs offers four bedrooms and family bathroom. Outside benefits from driveway parking, garage and rear garden.

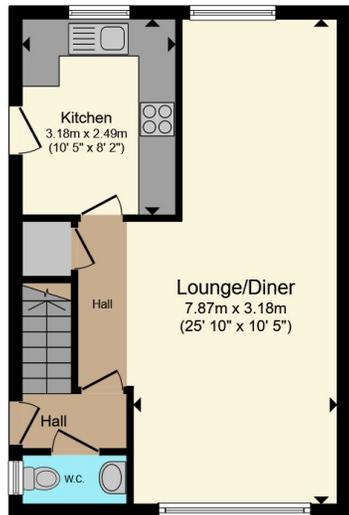
Burgess Hill town centre with its comprehensive range of shops, bars, restaurants, cinema and main line railway station offering regular services to London, Gatwick Airport and the South Coast is approximately one mile away.







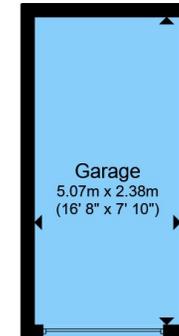




**Ground Floor**



**First Floor**



**Garage**

Total floor area 104.3 m<sup>2</sup> (1,122 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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**T 01444 241 626**  
**E [burgesshill@connells.co.uk](mailto:burgesshill@connells.co.uk)**

21 Church Road  
BURGESS HILL RH15 9BB

EPC Rating: D Council Tax  
Band: E

Tenure: Freehold

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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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