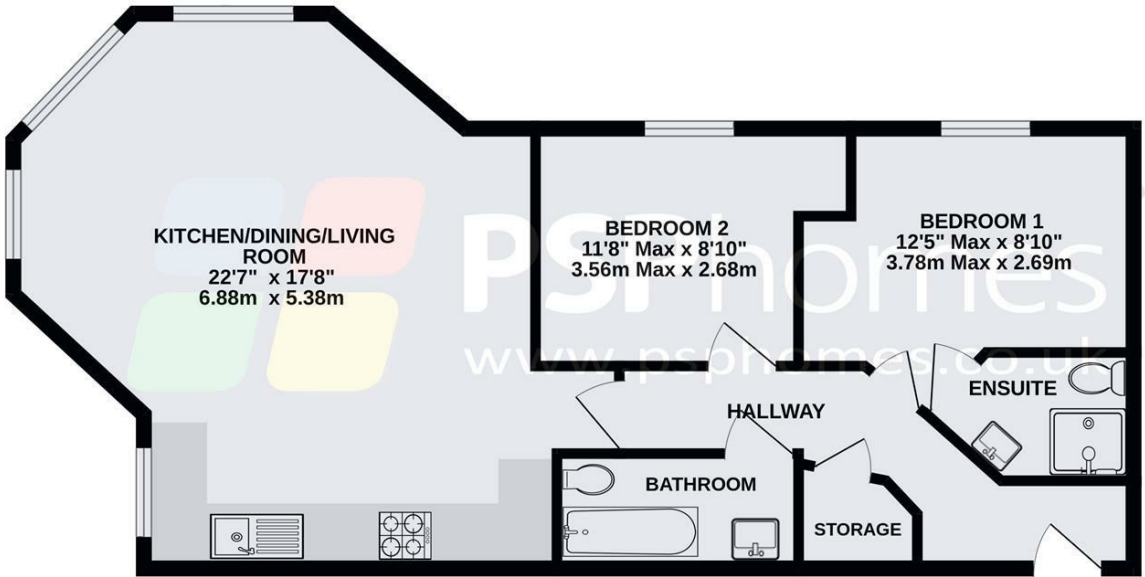
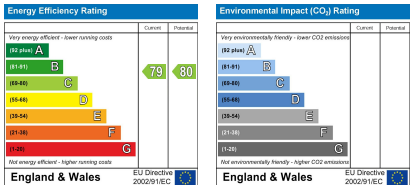


GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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Flat 2, Ash House, 10 Orchard Close, Burgess Hill, RH15 0GL

Price £250,000 Leasehold



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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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## Flat 2, Ash House, 10 Orchard Close, Burgess Hill, RH15 0GL

- \* Spacious, very well presented accommodation.
- \* Open plan living room/ diner/kitchen.
- \* Main bedroom with ensuite.
- \* Attractive aspect over communal gardens and green.
- \* 125 year lease from 2010
- \* Comfortable walk of Wivelsfield station.
- \* Vacant possession with no on going chain.

### The Property.

A beautifully presented 2 bedroom ground floor flat forming part of the hexagonal wing within the block and enjoying views from all rooms over south facing communal gardens and green beyond. The property was built by Taylor Wimpey Homes in 2011. The flat is situated in this residential close within a 10 minute walk of Wivelsfield Station, a parade of shops at Worlds End and Janes Lane Park.

### The Accommodation.

The apartment is arranged on the ground floor off of the communal entrance hallway. The accommodation comprises of the spacious entrance hall, open plan living area featuring a well fitted kitchen with integrated appliances, dining area and the stunning sitting area set in the hexagonal wing. The main bedroom provides a modern en-suite shower room, whilst the second bedroom, also a double, is served by the family bathroom.

### Gardens and Parking

Outside there are communal gardens laid to lawn. In the car park there is an allocated space (no.2) and visitors parking space.



### Location.

Orchard Close is very conveniently located to take advantage of Wivelsfield main line station as well as everyday shopping facilities at Worlds End and a well regarded primary school. The town centre with its wide variety of facilities including a Waitrose supermarket and Burgess Hill's main line railway station are within easy striking distance as are the Triangle Leisure Centre and the A23 link road which are both situated on the western outskirts of the town. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

### Lease.

We are informed 125 years from 1 January 2010

### Maintenance and Insurance

£1,596 per annum

### Ground Rent

£250 per annum

