



49a Station Road, Burgess Hill, West Sussex, RH15 9DE

Price £245,000

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A stunning two bedroom first floor apartment located in Station Road, Burgess Hill. Beautifully presented throughout the property is finished to a particularly high specification and offers very generous proportions throughout. INTERNAL VIEWING IS HIGHLY RECOMENDED, STRICTLY BY APPOINTMENT.

The Property.

A very spacious first floor apartment located in the heart of Burgess Hill just a few moments from both the town centre with its array of shops and restaurants as well as the main line station with its fast, frequent service to London, Brighton and Gatwick Airport. The accommodation is very generously proportioned and finished to a very high specification.

The Accommodation.

The accommodation extends to approximately 800sqft and has been finished to a particularly high standard throughout. The hallway provides a deep storage cupboard and opens onto the open plan living room/kitchen. The contemporary kitchen is fitted with a comprehensive range of wall and floor units and the generous living area has a pleasant outlook to the front. Beyond this there are two large double bedrooms both with fitted wardrobes. The bedrooms are both served by a luxurious bathroom suite.

Location.

Station Road enjoys an incredibly central location in the heart of Burgess Hill. The mainline station is just a few minute walk and provides fast, regular commuter services to London (Victoria/London Bridge), Gatwick Airport and cosmopolitan Brighton & Hove - perfect for commuters. The town centre, with its Waitrose Superstore, is also under five minutes on foot. The Martlets Shopping Centre provides a selection of shops and stores, including B&M and Boots Pharmacy. There is also a selection of bars, pubs and restaurants including Quench Lounge Bar, Green Mango Thai, Yaprak Turkish, Plaza Uno Tapas and Spiral Tex Mex. The independent Orion Cinema is just around the corner and has two screens showing all the latest blockbuster films!

Further Attributes.

Further attributes include a new gas fired central heating system and replacement double glazing.

Lease and Service Charges

A new lease for the property is presently being prepared.

NB

Photography includes CGI furniture and fixtures in order to portray how individual rooms could be arranged.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 sq.m.) approx.
Plans for illustration purposes only. Measurements are approximate and should not be relied upon for legal purposes.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		79
		63

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH PSP HOMES

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