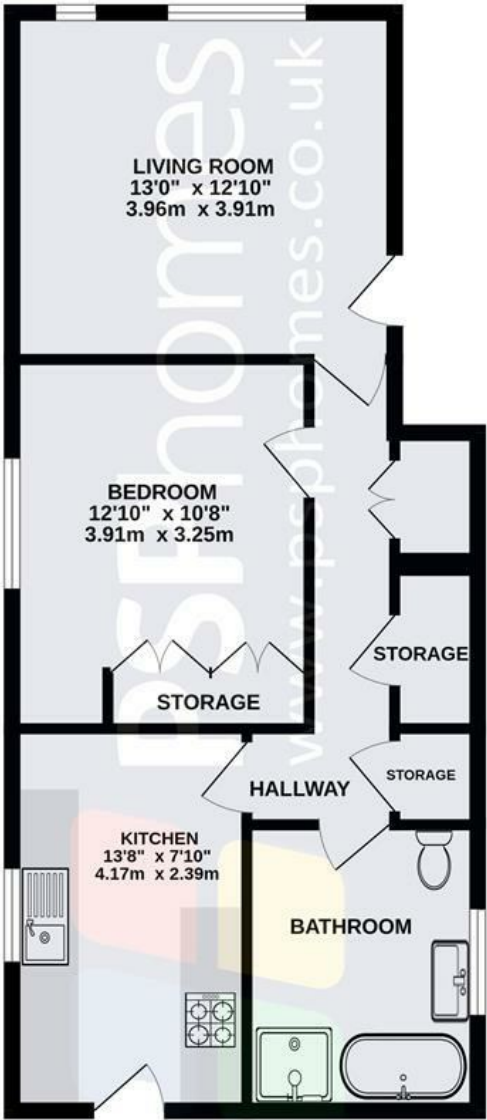
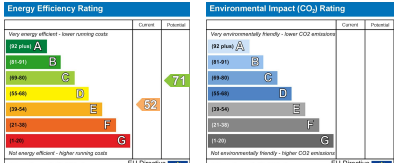


GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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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.



Flat 1, 5 Western Road, Burgess Hill, RH15 8QW

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What We Like.

- * Spacious, very well presented accommodation
- * Modern kitchen/dining room
- * Private entrance with courtyard area
- * Pleasant residential location, conveniently positioned
- * Double bedroom with comprehensive fitted furniture

The Apartment.

A particularly spacious one bedroom ground floor apartment skillfully converted from an attractive period house. The generously proportioned accommodation is considered to be in very good order throughout and benefits include gas central heating, double glazing and an enclosed courtyard area. Although the property has a communal front door and hallway the apartment has the advantage of a private entrance door from the enclosed courtyard area. The property is conveniently positioned in very popular Western Road.

The Accommodation.

The accommodation provides, spacious living room, kitchen/dining room, double bedroom and a modern bathroom.

From the communal entrance hall you step into the comfortable, spacious living room with feature bow window to the front. This leads though to the hallway which provides ample storage cupboards. The kitchen/dining room is fitted with a comprehensive range of wall and floor units as well as fitted double oven and hob. There is space and services for appliances and room for a dining table and chairs. There is a private door from the kitchen/dining room that leads onto the courtyard area. The double bedroom has a full width range of fitted furniture as well as a desk/study area. The large bathroom has a modern suite fitted comprising, panel bath with shower, low level wc and wash hand basin.

Outside.

To the rear of the property is an enclosed courtyard area. There is on street parking available in both Western Road and adjoining Livingstone Road.



Further Attributes

Further attributes include gas central heating and double glazing.

Location.

The property is located in Western Road and is conveniently located to take advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are easy to access. Both the town's main line stations are within close proximity whilst the shopping centre with its wide variety of amenities including a Waitrose Supermarket is within striking distance. 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 and Service Charge

Lease. We are informed that there are 95 years remaining

Service Charge. Approximately £1,994 per annum to include buildings insurance.

The Finer Details.

Tenure, Leasehold

Local Authority; Mid Sussex District Council

Council Tax; Band B

