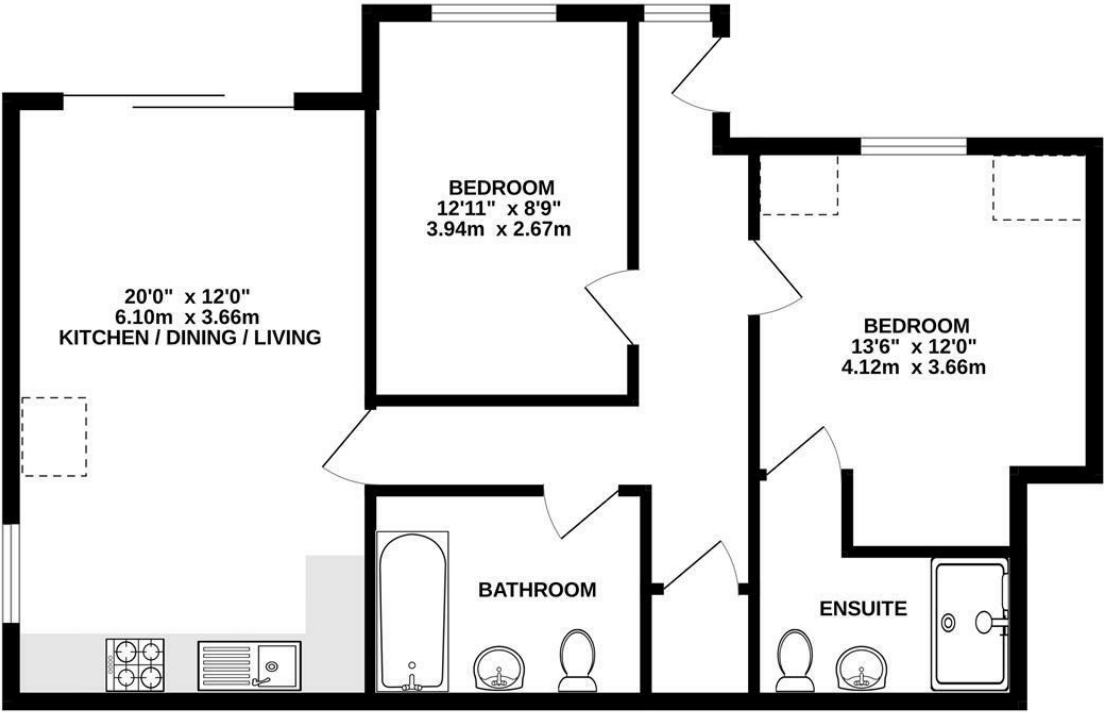
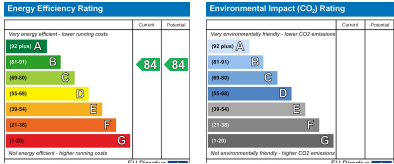


GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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11 Fern Place, Alice Court, Burgess Hill, RH15 9ET

Offers In Excess Of £260,000 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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11 Fern Place, Alice Court, Burgess Hill, RH15 9ET

What We Like.

- * Ground floor apartment with private patio garden.
- * Spacious, very well presented accommodation.
- * Two generous double bedrooms.
- * Contemporary bathroom suite plus a smart en-suite.
- * Covered allocated parking bay plus visitor space.
- * Efficient underfloor heating.

The Property

A spacious and very well presented two bedroom apartment located within highly regarded Fern Place. The property benefits from its own private entrance and highlights of the accommodation include an open plan living room/kitchen, two double bedrooms and bathroom plus en-suite. Outside there is a private paved patio area as well as an allocated covered parking bay and further visitor parking. Fern Place is ideally located to take advantage of all Burgess Hills comprehensive facilities.

Accommodation

The property is approached by its own private entrance door that opens onto a spacious hallway with large built in storage cupboard. Beyond this is the open plan living room/kitchen. The living room provides ample space for a sitting room suite as well as a dining room table with chairs. There are patio doors that lead out to the private terrace area whilst the contemporary kitchen provides a comprehensive range of wall and floor units complemented with worksurfaces, integrated appliances and space and services for white goods. The main bedroom is of a generous size and has a smart en-suite shower room. A second double bedroom is served by the modern main bathroom.

Grounds and Parking

The property provides a private patio garden area. Beyond this there is a covered allocated parking bay as well as further visitor parking.



Location

Fern Place, part of Alice Court lies off Victoria Avenue and Victoria Way. There are several other blocks of modern apartments that neighbour the development, all built in recent years. Burgess Hill's town centre is located within a mile of the property and provides shopping facilities at The Martlets, including a Waitrose as well as several long established independent stores, restaurants, bars and pubs. Burgess Hill's mainline station offers regular commuter services to London (Victoria/London Bridge is 53 mins), Gatwick International Airport (17 mins) and Brighton (15 mins).

The Triangle Leisure Centre has swimming pools, squash courts and a gym with various classes. Pure Gym is only a 10 minute walk and Ultimate Training is very nearby with daily boot-camps . The town is surrounded by gorgeous villages including Ditchling, Cuckfield and Hurstpierpoint - each with country pubs that are perfect for a Sunday Roast and historic High Streets for boutique shopping. By car, surrounding areas can be accessed via the A23, which lies under 3 miles west at Hickstead and leads to the M23/M25 motorway network.

Further Attributes

Further attributes includes underfloor heating and double glazed units throughout.

Finer Details

Tenure: Leasehold we are informed 125 years from 2017

Title Number: WSX405428

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed: Superfast

We believe this information is correct but recommend checking details personally.

