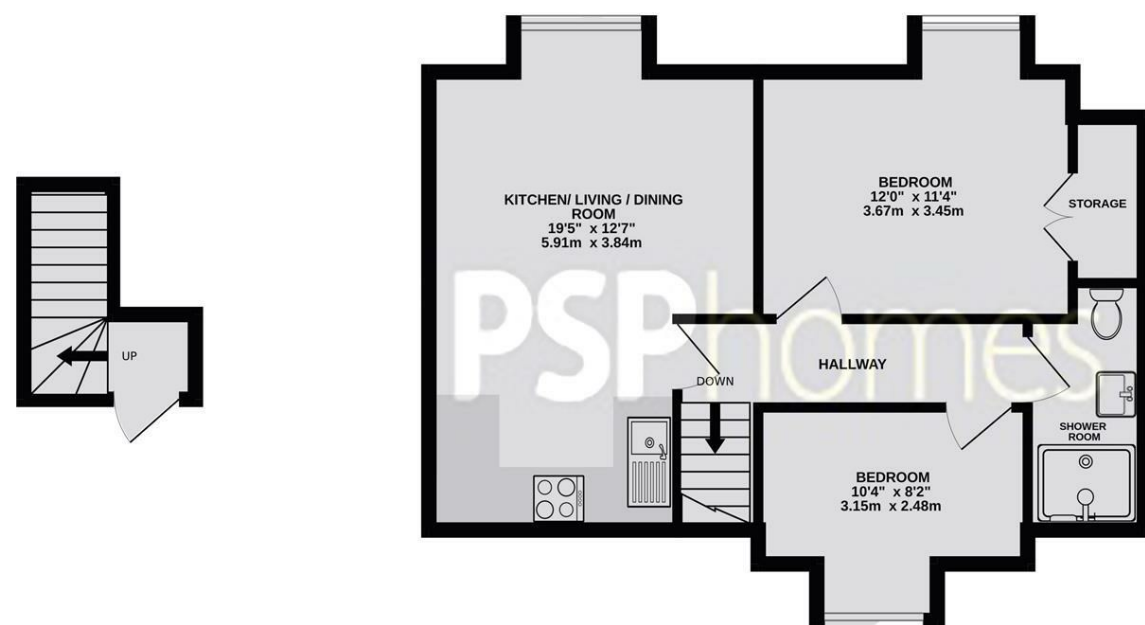
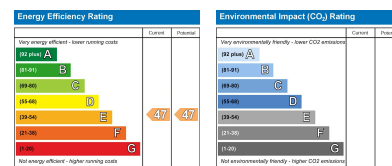


FIRST FLOOR  
38 sq.ft. (3.5 sq.m.) approx.

SECOND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2025



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

Price £195,000 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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49b Station Road, Burgess Hill, West Sussex, RH15 9DE

#### **The Property.**

A spacious second 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 generously proportioned and finished to a very high specification.

#### **The Accommodation**

The accommodation extends to approximately 640 sqft and has been finished to a particularly high standard throughout. From the entrance a staircase leads to the hallway that opens onto the 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 double bedrooms with the main bedroom having a double fitted wardrobes. The bedrooms are both served by a luxurious shower room 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 modern electric heating and replacement double glazing throughout.

#### **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.

