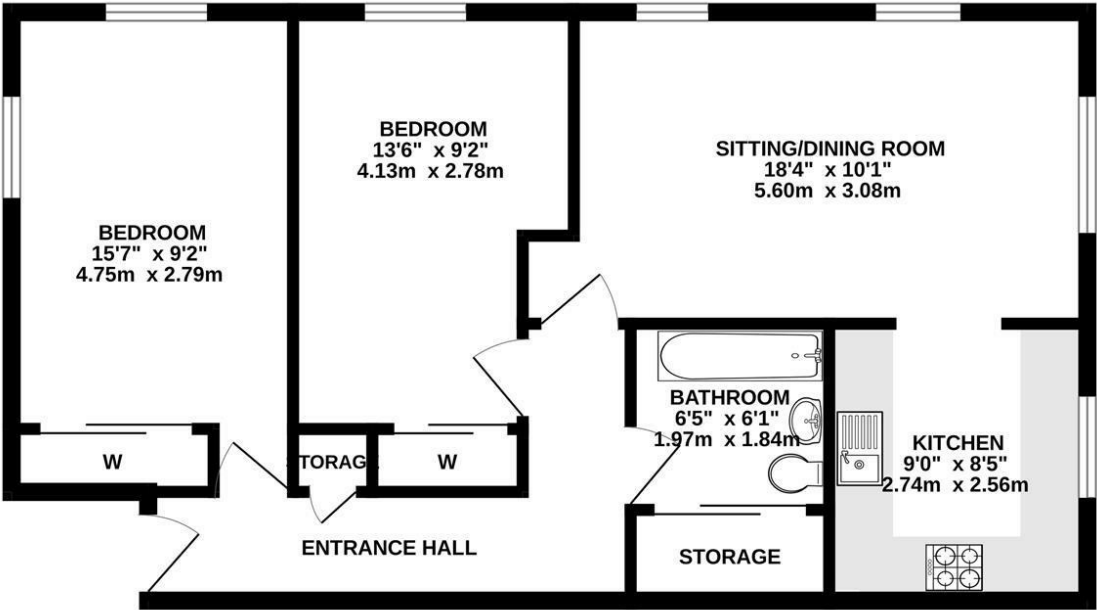
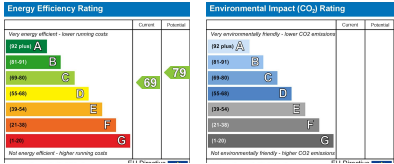


GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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Flat 5 St Luke's Court Crescent Way, Burgess Hill, RH15 8EF

Guide Price £235,000 Leasehold

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VIEWING BY APPOINTMENT WITH PSP HOMES  
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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 5 St Luke's Court Crescent Way, Burgess Hill, RH15 8EF

- \* Spacious two bedroom apartment
- \* Top floor enjoying far reaching views
- \* Located on doorstep of town centre and mainline train station
- \* Communal gardens
- \* Communal garage, with allocated parking
- \* Ideal first time purchase or investment purchase

This well-presented two-bedroom second-floor apartment enjoys a superb position right on the doorstep of Burgess Hill town centre and the mainline train station, making it perfect for commuters and those seeking a convenient lifestyle. The apartment offers a spacious layout with large windows throughout, flooding the rooms with natural light and providing far-reaching views across the town and beyond. Further benefits include a long lease with 136 years remaining, access to a communal gardens, communal garage with allocated parking space and additional visitor parking available.

The Apartment

Accessed via a communal entrance hall with a secure telephone entry system, the apartment is located on the second floor. The apartment comprises entrance hall provides a useful storage cupboard, with doors leading to the main living space, both bedrooms, and the bathroom.

The spacious sitting/dining room measures approximately 18'4" x 10'1" and benefits from a bright dual aspect, allowing natural light to flood the room throughout the day. Offering plenty of space for both living and dining furniture, this versatile room is ideal for relaxing or entertaining. An opening leads directly into the modern kitchen, creating a sociable flow between the two areas. The kitchen is fitted with a comprehensive range of wall and base units, providing ample storage and generous worktop space. Integrated appliances include an oven, hob, fridge, and freezer, while there is also space and plumbing for a washing machine—combining practicality with style. The main bedroom is another dual-aspect room, enjoying peaceful views of mature trees. It also benefits from a built-in wardrobe, ensuring plenty of storage. The second bedroom is also a well-proportioned double, complete with its own built-in wardrobe. The bathroom is fitted with a contemporary white suite, comprising a bath with shower over and glass screen, WC, and wash basin, along with a handy built-in storage cupboard.

Further Attributes

The apartment is neutrally decorated throughout and benefits from uPVC double glazing and electric heating. Upcoming communal works are scheduled to take place in the coming months, which have already been fully paid for by the current owner—meaning no further financial contribution will be required from the new owners.



Outside

St Luke’s Court is approached via a private communal garden, beautifully maintained with areas of lawn, mature shrubs, and planting, together with a communal seating area—a peaceful space for residents to relax and enjoy views towards St John’s Church. The property further benefits from access to a communal garage, fitted with electric roller doors, leading to an allocated parking space. In addition, there are a number of visitor parking spaces conveniently located to the front of the garages.

Location

St Luke's Court is conveniently located in the heart of Burgess Hill within short walk of town centre and the mainline train station. This well-connected location ensures that everyday amenities and transport links are all within close reach. Burgess Hill town centre provides a comprehensive selection of facilities, including a Waitrose supermarket, independent shops, tap rooms, restaurants, cafés, and leisure options such as The Triangle Leisure Centre. Ideal for commuters, the property benefits from excellent transport connections. Burgess Hill Station is located approximately 0.4 miles away and offers regular direct services to London Victoria and London Bridge in around 50 minutes, along with convenient links to Gatwick Airport and Brighton.

The Finer Details

Tenure: Leasehold: 136 years remaining  
No Ground Rent  
Service Charge: Approximately £2,153.25 per annum  
Local Authority: Mid Sussex District Council  
Council Tax Band: B  
Available Broadband Speed: Superfast

We believe this information to be correct but cannot guarantee its accuracy and recommend checking personally before exchange of contracts.

