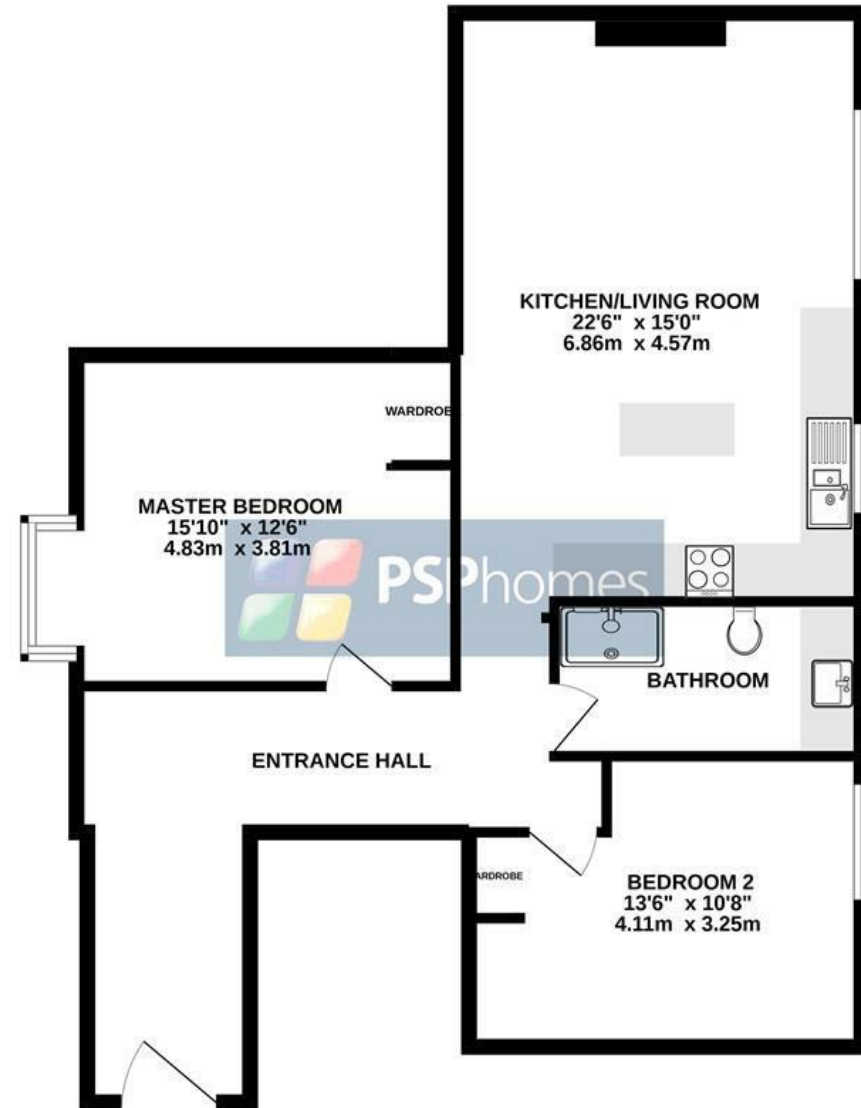
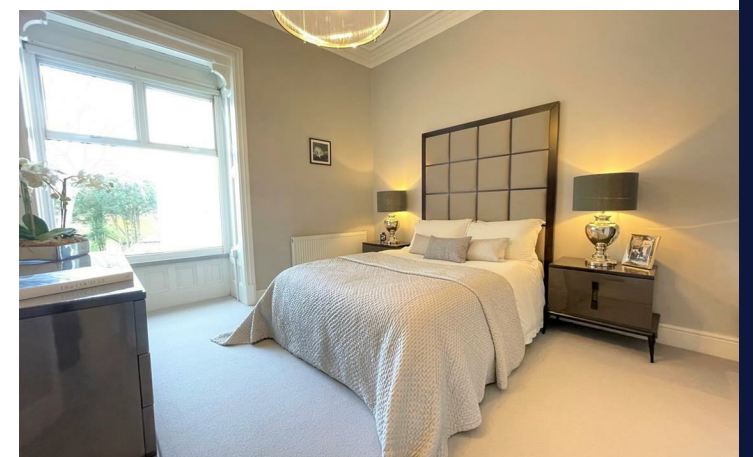
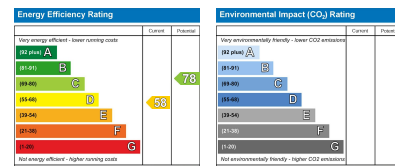


GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2022



9 Franklands Court, Greenlands Drive, Burgess Hill, RH15 0AS

Guide Price £395,000 Share of Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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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9 Franklands Court, Greenlands Drive, Burgess Hill, RH15 0AS

A rare opportunity to acquire a stunning first floor apartment within a grand country house. This unique property stands in a quiet, peaceful and private position and enjoys panoramic views over stunning open countryside through to the South Downs. The apartment itself provides generously proportioned accommodation which has been meticulously refurbished by the present owner to provide a very stylish comfortable home. In brief this comprises entrance hall, the stunning open plan living room with its smart contemporary fitted kitchen, two grand double bedrooms and fine modern bathroom suite. Outside a particular feature are the attractive, well tended, parkland gardens, as well as further residential parking. Further attributes include gas central heating and double glazing.

APPROACH

Franklands Court is a secure development approached by electric gates.

COMMUNAL ENTRANCE HALL

Stairs rising to the first floor. Front door to Private Entrance Hall.

PRIVATE ENTRANCE HALL

Spacious hallway with wood flooring. Radiator.

OPEN PLAN LIVING ROOM/KITCHEN 22'6 x 15'

Stunning room with double glazed windows overlooking the gardens. Two radiators. Wood flooring. Fine contemporary fitted kitchen with a comprehensive range of wall and floor units complemented with granite work surfaces and splashbacks. Fitted oven, hob & cooker hood. Inset stainless steel sink unit. Integrated dishwasher, washing machine, refrigerator, freezer and large wine cooler. Feature Island. Space and services for appliances.

BEDROOM 1 15'10 into bay x 12'4

Double glazed bay window overlooking the side. Inset hanging space. Radiator.

BEDROOM 2 13'6 x 10'8

Double glazed window overlooking the gardens. Inset hanging space. Radiator.

BATHROOM

Stunning suite comprising walk in shower, low level WC and feature wash hand basin with mixer taps. Part tiled walls. Part mirrored walls. Heated towel rail. Extractor fan.



OUTSIDE

PARKING

Residents' parking within the grounds of the property.

LEASE

The remaining term of a 999 year lease.

SERVICE CHARGE

We are informed that the service charge per month for 2026 is £186

COUNCIL TAX BAND

Council Tax band 'C' - £2094.28 for 26/27

Location

Franklands Court is a secure gated estate situated on the fringes of Burgess Hill in a semi rural position. The main line station is easily accessible and within walking distance providing regular commuter services to London, Brighton and Gatwick International Airport. The area boasts highly regarded schooling in the form Birchwood Grove Primary School and Burgess Hill School For Girls in the private sector. The town centre is around a mile distant and a huge regeneration programme has been approved, work is due to commence shortly. Waitrose Supermarket is in the town centre and a Tesco Superstore is a 5 minute drive. By car, surrounding areas can be easily accessed via the A23(M) which lies west at Hickstead.

