



For Sale: £250,000 Leasehold
Junction Road, West Sussex, RH15

- Three Bedrooms
- In need of modernisation
- En Suite to Bedroom 1
- First Floor

Arington

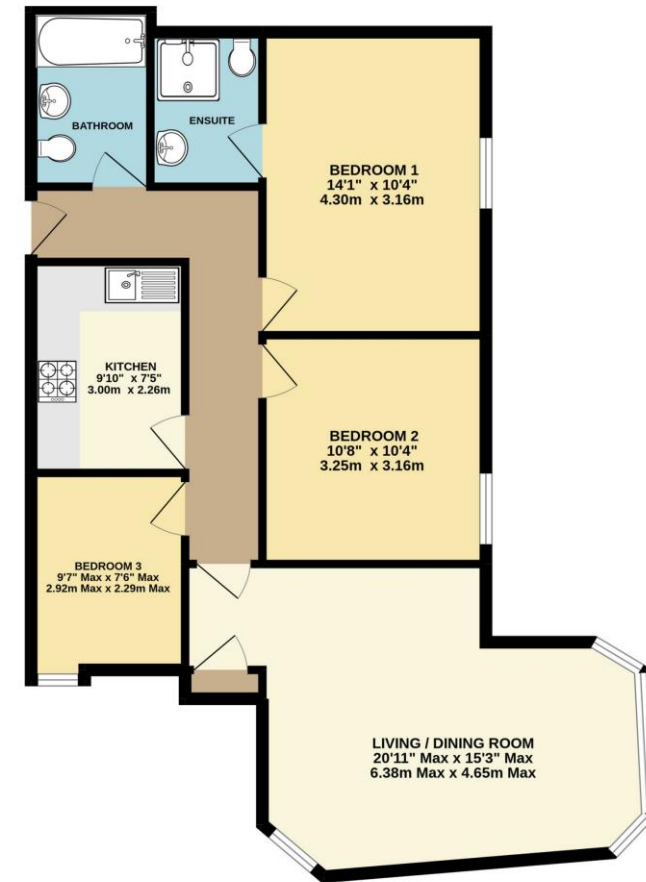
VACANT with NO ONWARD CHAIN. Calling all FIRST TIME BUYERS and BUY TO LET investors. NEW 125 year lease. With an estimated Gross return rental yield of 5% to 5.5%, Arington are pleased to offer for sale a rare first floor three-bedroom two bathroom apartment (en suite to bedroom 1), within easy access of Burgess Hill town centre and Burgess Hill mainline train station. In need of modernisation the apartment could be perfect for first time buyers wishing to take on their first project or for a buy to let investor. In addition to the three bedrooms, the apartment benefits from an en suite shower room to bedroom 1, living room, bathroom with fitted white suite including bath with shower over, fitted kitchen with off-white wall and floor units with granite effect worktops and entrance hall. GFCH. Double Glazing. Council Tax Band: C. EPC: C.

Internal	Door to...	Bedroom 2	Window to the front.
Entrance Hall and Inner Hallway	Doors to...	Kitchen	Fitted with a range of wall and floor units with granite effect worktop with inset single sink with drainer and four point gas hob with extractor over and oven under. Tiled splashbacks. Space and plumbing for a fridge / freezer and washing machine.
Bathroom	Fitted with a white suite comprising of a panelled bath with shower over, low level WC and pedestal basin. Heated towel rail. Extractor fan.	Bedroom 3	Window to the rear.
Bedroom 1	Window to the front. Door to...	Living Room	Cupboard housing the boiler. Windows to the front and side.
En Suite	Fitted with a white suite comprising of a glazed corner shower cubicle, low level WC and pedestal basin. Heated towel rail. Extractor fan.	Other	Lease: New 125 year lease to be issued at point of sale completion Service Charge: £863.44 for the period 1st January 2021 to 31st December 2021. Ground Rent: 0.1% of the sales price (based on £250,000 this would equate to £250 per annum)



Room Details

GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Bedroom 1 14'1" x 10'4" (4.29m x 3.15m)
- Bedroom 2 10'8" x 10'4" (3.25m x 3.15m)
- Kitchen 9'10" x 7'5" (3.00m x 2.26m)
- Bedroom 3 9'7" max x 7'6" max (2.92m max x 2.29m max)
- Living Room 20'11" Max x 15'3" Max (6.38m max x 4.65m max)

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

