



For Sale: £290,000 Leasehold  
Victoria Road, West Sussex, RH15

- Two Bedrooms, Two Bathrooms
- En Suite to Bedroom 1
- 24' Open Plan Kitchen / Living Room
- Allocated Parking Space

**Arington**

Arlington are delighted to offer for sale this two bedroom two bathroom apartment with the benefit of a study in an architectural energy efficient (EPC: B) modern apartment block of just 10 exclusive apartments within Burgess Hill. One of the many stand out features has to be the 24' open plan kitchen / living room with fitted kitchen. The apartment consists of two double bedrooms, home office, the all-important en suite to bedroom 1, main bathroom with bath with shower over and the 24' open plan kitchen / living room. Allocated parking space. GFCH. Double Glazed. A viewing is highly recommended.

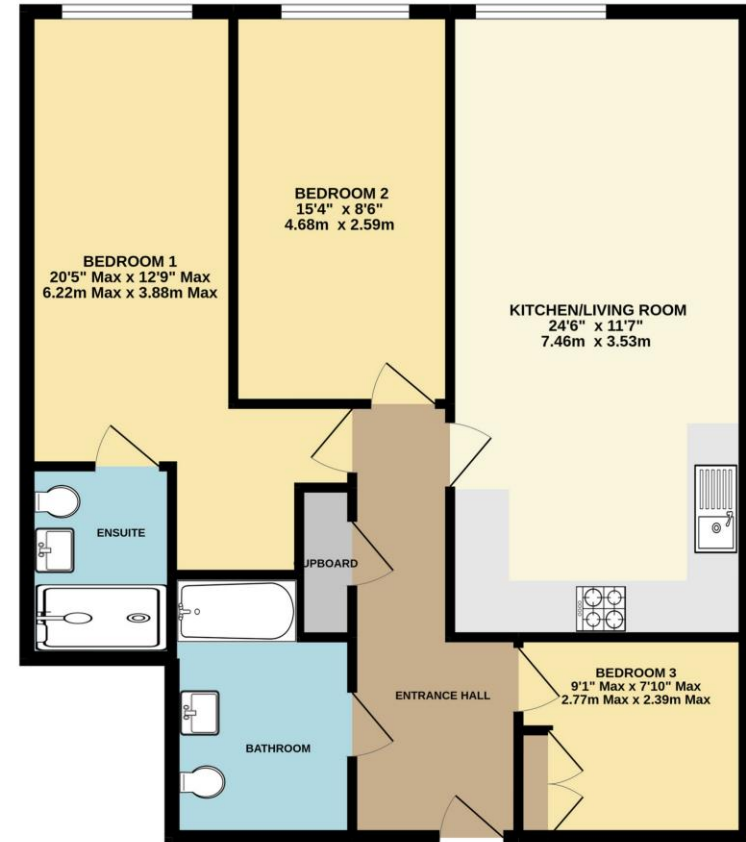
- Entrance Hall** Cupboard. Door entry phone. Doors to...
- Bathroom** Fitted with a white suite comprising of a panelled bath with shower over, wall hung vanity unit with basin and low level WC. Heated towel radiator.
- Bedroom 1** Window. Door to...
- En Suite** Fitted with a white suite comprising of walk in double shower with tiled surround and rainfall shower, wall hung vanity unit with basin and low level WC. Heated towel radiator.
- Bedroom 2** Window
- Kitchen / Living Room** Open plan Kitchen / Living room with a fitted kitchen to one end with a range of modern white wall and floor units with a granite effect worktop with inset single sink with drainer and four point gas hob with extractor over and oven under. Integrated appliances including a washing machine, dishwasher and fridge / freezer.
- Study** Cupboard housing the boiler.
- Other** Lease: 250 years from 1st December 2021  
Service Charge: £871.20 per annum  
Ground Rent: Peppercorn



# Room Details

Bedroom 1	20'5" max x 12'9" max (6.22m max x 3.89m max)
Bedroom 2	15'4" x 8'6" (4.67m x 2.59m)
Kitchen / Living Room	24'6" x 11'7" (7.47m x 3.53m)
Study	9'1" x 7'10" (2.77m x 2.39m)

GROUND FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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