



For Sale: £290,000 Leasehold  
Albert Court, West Sussex, RH15

- Two Bedrooms, Two Bathrooms
- 23' Open Plan Kitchen / Living Room
- En Suite to Bedroom 1
- West Facing Balcony

**Arington**

Arlington are delighted to offer for sale this two bedroom two bathroom apartment with balcony in an architectural energy efficient (EPC: B) modern apartment block of just 10 exclusive apartments within Burgess Hill. One of the stand out features has to be the 23' open plan kitchen / living room opening out to your own private West facing balcony. The apartment consists of two double bedrooms, the all-important en suite to bedroom 1, main bathroom with bath with shower over and the 23' open plan kitchen / living room opening out to the balcony. Allocated parking space. GFCH. Double Glazed. A viewing is highly recommended.

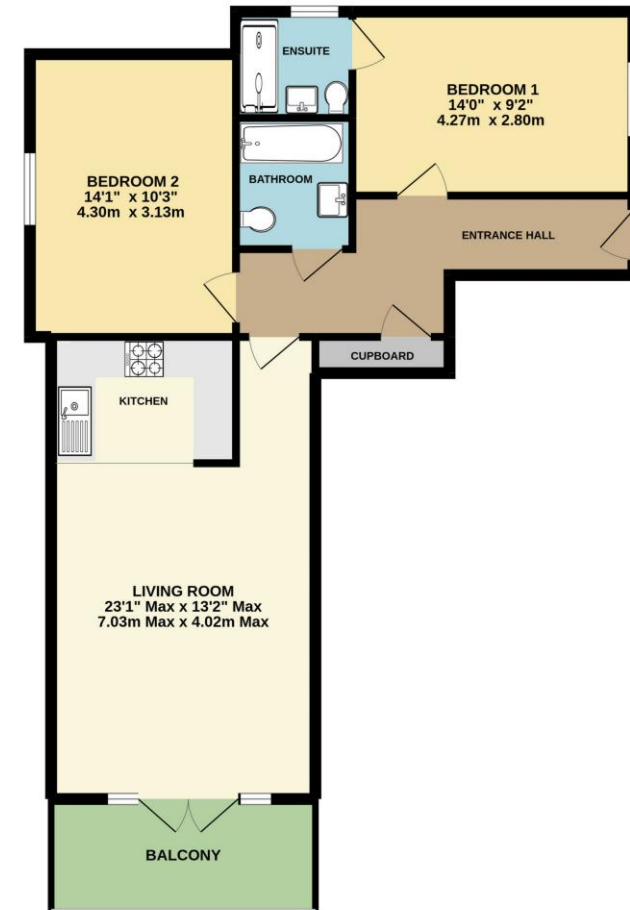
<b>Entrance Hall</b>	Door entry phone. Cupboard housing the fuse box. Doors to...
<b>Bedroom 1</b>	Fitted carpet. Window. Door to...
<b>En Suite</b>	Fitted with a white suite comprising of a walk in double shower with tiled surround and rainfall shower, wall hung vanity unit with basin and low level WC. Heated towel radiator.
<b>Bathroom</b>	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.
<b>Bedroom 2</b>	Fitted carpet. Window.
<b>Kitchen / living room</b>	Open plan kitchen / living room with a fitted kitchen to one end fitted with a range of modern 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. Fitted appliances including a washing machine, dishwasher and fridge / freezer. Cupboard housing the boiler. To the other end of the room are French doors opening out to your balcony.
<b>Balcony</b>	A covered West facing balcony
<b>Other</b>	Lease: 250 years from 1 <sup>st</sup> December 2021 Service Charge: £836.00 per annum Ground Rent: Peppercorn



# Room Details

Bedroom 1	14'0" x 9'2" (4.27m x 2.79m)
Bedroom 2	14'1" x 10'3" (4.29m x 3.12m)
Kitchen / living room	23'1" max x 13'2" max (7.04m max x 4.01m max)

GROUND FLOOR  
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.2 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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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.



