



For Sale: £190,000 Leasehold  
Keymer Road, West Sussex, RH15

- Close to Burgess Hill Train Station
- Sleek & Stylish Modern Finish
- Newly converted
- 990 Year Lease

**Arington** 

Within easy reach of Burgess Hill Train Station, Arington are pleased to offer this sleek and stylish newly converted one double bedroom ground floor apartment. The apartment offers an open plan living / dining and kitchen area ideal for relaxation and entertainment, double bedroom and an indulgent bathroom with underfloor heating, bath with shower over and LED lighting. Convenience is key in this prime location, with Burgess Hill Train Station just a stone's throw away, providing easy access to Brighton, Gatwick, London and beyond. Enjoy an array of shops, restaurants, and amenities at your doorstep. A viewing is highly recommended. EPC: D.

**Living / Dining / Kitchen area** An open plan area ideal for relaxing or entertaining. The kitchen offers a range of sleek modern wall and floor units with a light granite effect upstand and worktop with inset single sink and four point electric hob with oven under and stainless steel splashback and extractor over. Fitted fridge / freezer and washing machine. Cupboard housing the Hot water tank. Electric heaters. LED spot lighting. Cupboard housing the ventilation system and fuse board. Front door. Double glazed windows.

**Double Bedroom** Fitted bedside lights. LED spot lighting. Electric heater.

**Bathroom** Time to indulge in your fitted bathroom suite comprising of bath with mixer taps, handset and square rain shower over, wall hung vanity unit with basin and low level WC. Recessed mirror and LED lighting. Shaver point. Electric heated towel rail. Tiled floors and walls. Underfloor heating. LED lighting strip to low level under bath panel.

**Other** Mid Sussex District Council Tax Band: Newly converted - Council Tax / rates not yet available.

Mains electricity supply.

Mains Water Supply.

There is no mains gas supply.

Heating: Electric heaters throughout and electric underfloor heating to the bathroom.

Double Glazed windows.

Ventilation system.

No parking available.

We are advised:

A new lease will be issued at the point of exchange / completion with a period of 990 years.

The ground rent for the new lease will be peppercorn.

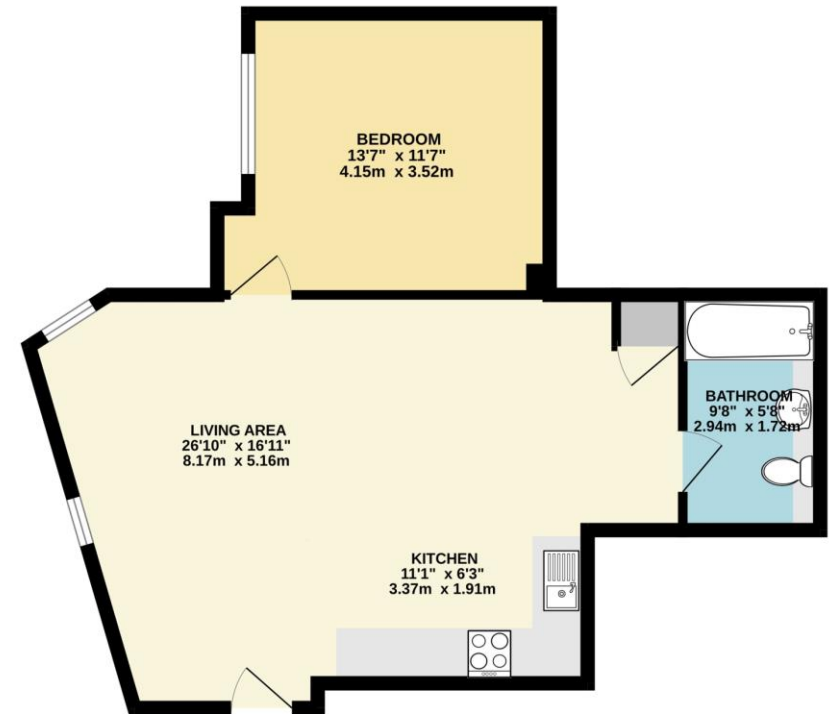
The service charge is expected to be approx. £700 per annum, subject to annual rises and additional unexpected costs.



# Room Details

Living / Dining / Kitchen area	26'10" max x 16'11" max (8.18m max x 5.16m max)
Double Bedroom	13'7" max x 11'7" max (4.14m max x 3.53m max)
Bathroom	9'8" max x 5'8" max (2.95m max x 1.73m max)

KEYMER ROAD  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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 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.

