



For Sale: OIEO £190,000
Leasehold + Share of Freehold
Junction Road, Burgess Hill

- 999 Year Lease + Share of Freehold
- Parking

- First Floor
- New Double glazing (Fitted 2022)

Arington 

Arington are pleased to bring to market this first floor one double bedroom apartment with parking, located within half a mile of Burgess Hill Train Station. 999 year lease and a share of Freehold. Internally, the apartment benefits from an entrance hall with storage cupboard, fitted bathroom with bath with shower over and cupboard, fitted kitchen with space for a table and chairs, living room and double bedroom. Externally, communal grounds wrap around the block of apartments with lawned areas, pathways, gravelled area's and parking. Electric throughout. New double glazing fitted in 2022. Council Tax Band: B. EPC: D.

Communal hallway	Door to...
Entrance Hall	Cupboard with fuse board within. Doors to...
Bathroom	Fitted with a white suite comprising of a panelled bath with glass shower screen and electric shower over, vanity unit and low level WC. Heated towel radiator. Bathroom cabinet with mirror. Part tiled walls. Cupboard. Opaque window.
Kitchen	Fitted with a range of wood effect wall and floor units with granite effect worktop with inset one and a half stainless steel sink with drainer. Tiled splashbacks. Freestanding electric double oven and four point hob cooker with extractor over. Space and plumbing for a washing machine, dishwasher and fridge / freezer. Window to the front.
Living Room	Window to the rear. Electric heater.
Bedroom	Window to the rear. Electric heater.
Other	Lease: 999 years from 1st November 1983. Ground Rent: £1 per annum Service Charge: £1,140 for the period 1st April 2024 to 31st March 2025. Parking: Parking Space

Vendors Views

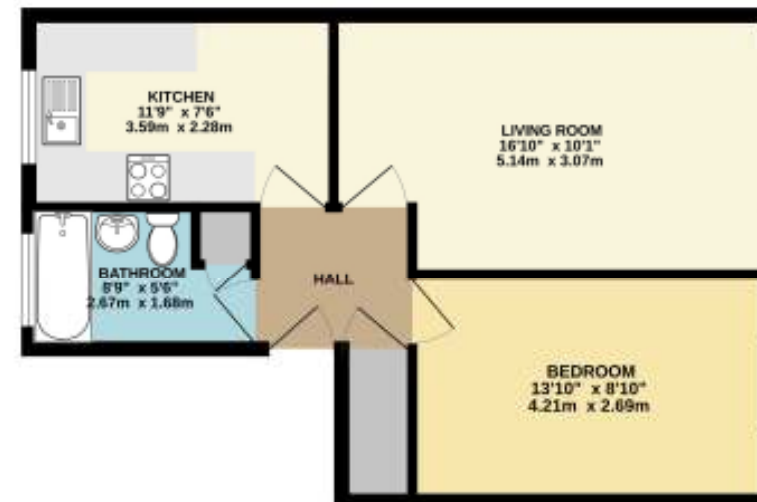
I moved into the property nearly 6 years ago and I fell in love when I first viewed it as it is extremely spacious. The separate kitchen area was a must for me and to have enough space for a full size dishwasher and a small table and chairs if I wanted to was a rare find, plus having a large car park out the back was another plus point as it can be difficult to find flats with allocated parking for me and multiple visitors. Being in such close proximity to 2 train stations which have excellent links to Brighton, London and Eastbourne is also a huge bonus and puts the property in a great location. Our neighbours are really nice and friendly, some have been living here longer than I have which is a testament to the location and the property itself. The property has been laid out in such a way that the living room and bedroom are at the back of the building where in the spring and summer months, you can hear the sounds of the birds.



Room Details

Bathroom	8'9" max x 5'6" max (2.67m max x 1.68m max)
Kitchen	11'9" x 7'6" (3.58m x 2.29m)
Living Room	16'10" max x 10'1" max (5.13m max x 3.07m max)
Bedroom	13'10" x 8'10" (4.22m x 2.69m)

MAYFIELD COURT
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 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.

