



## 20 Birch Walk

St Georges Park, Ditchling Common, West Sussex. RH15 0SA

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£335,000

This splendid first floor retirement apartment forms part of the prestigious St Georges Park development set in beautiful grounds extending to about 250 acres including a lake and woodland. St Georges Park has been specifically designed for the active over 60s offering residents security and independence within a vibrant and diverse community. Residents have the use of a wide range of facilities including a restaurant, shop, library, games room, hairdressers and a 24 hour concierge service. In addition, visitor suites are available and within the extensive grounds there is a concert hall, allotments, bowling green and a leisure centre which includes a swimming pool and cafe. The bright and extremely well presented accommodation has the benefit of gas fired central heating and double glazing. Other features include a fine sitting and dining room with wide bay window, an excellent comprehensively fitted kitchen complete with appliances, 2 bedrooms including a master bedroom with a range of built-in wardrobes and an en suite shower room and there is a further luxury bathroom.

Occupying a tranquil rural location yet just 3 miles south of Haywards Heath, 2.5 miles east of Burgess Hill and less than 3 miles north of the downland village of Ditching. There is a regular bus service which runs from just outside the north entrance and there is a mini bus available for residents offering links to the local towns. Brighton is about 12 miles



distant, Lewes 10 miles and Crawley 15 miles.

## FIRST FLOOR FLAT

**Spacious Entrance Hall** Built-in storage cupboard housing trip switches. Large built-in airing cupboard housing cold and pre-insulated hot water tanks, slatted shelving. Telephone/internet point. Radiator.

**Living/Dining Room** 23' into bay x 11'8" (7.01m x 3.56m) Wide double glazed bay window enjoying attractive outlook. Handsome fireplace with natural stone surround and polished stone insert and hearth, fitted coal effect electric fire. TV aerial point. 2 radiators. Archway to:

**Excellent Kitchen** 11'7" x 7'8" (3.53m x 2.34m) Comprehensively fitted with a quality range of units complete with AEG appliances comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, drawers, integrated **dishwasher** and **washer/dryer** under. Fitted **4 ring gas hob** with brushed steel extractor hood over. Built-in brushed steel **electric double oven**, cupboard under and over. Integrated tall **fridge** and **freezer**. Range of wall cupboards with concealed worktop lighting beneath. Further wall cupboard housing Alpha gas boiler. Telephone/Internet point. Part tiled walls. Tiled floor.

**Bedroom 1** 11'8" x 9'9" (3.56m x 2.97m) plus door recess. Built-in double and shelved wardrobe. TV aerial point. Telephone/Internet point. Double glazed window. Radiator.

**En Suite Shower Room** Fully tiled glazed shower with Grohe fitment, low level wc with concealed cistern, shelf over, inset wash hand basin with mixer tap. Wall mirror with strip light over. Heated ladder towel warmer/radiator. Extractor fan. Fully tiled walls. Tiled floor.

**Bedroom 2** 10'8" x 8'3" (3.25m x 2.51m) TV aerial point. Double glazed window. Radiator.

**Bathroom** White suite comprising panelled bath with mixer tap and shower attachment, inset wash hand basin with mixer tap, flanked by wide shelf, low level wc with concealed cistern. Shaver point. Large wall mirror, strip light over. Shelved cupboard with mirror door. Heated ladder towel warmer/radiator. Extractor fan. Fully tiled walls. Tiled floor.

## OUTSIDE

**Residents Parking** Permit required subject to availability plus free visitors parking.

**Grounds Extending to about 250 Acres** offering a natural venue for walking via a network of footpaths. This includes woodland, lakes, paved seating areas, bowling green and a croquet lawn. Allotment subject to availability.

## COMMUNAL FACILITIES

**Restaurant/Bistro, Shop, Library, Games Room, Therapy Room and Hairdressers in the main reception area plus a Leisure Complex with Heated Swimming Pool and Cafe.** Visitor's suites are available for a nominal charge.

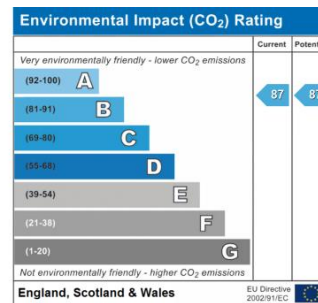
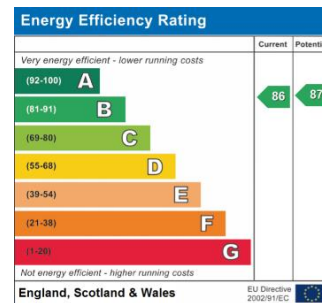
## OUTGOINGS

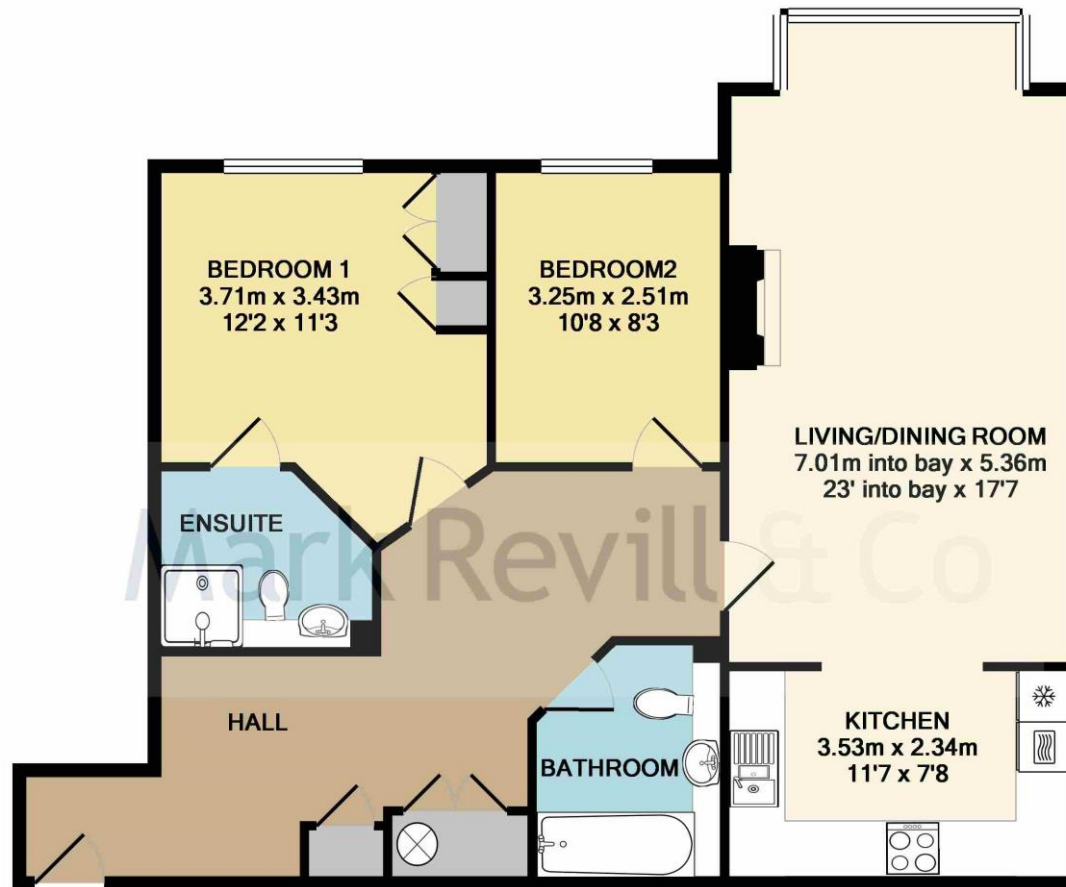
**Ground Rent** Approximately £300 per annum.

**Service Charge** £464.84 per month.

**Buildings Insurance** £103.45 per annum.

**Leasehold** About 112 years remaining.





TOTAL APPROX. FLOOR AREA 82.0 SQ.M. (883 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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