



**1 Humphrey Lodge**  
Kings Way, Burgess Hill, RH15 0TX

■ ■ ■ Mark Revill & Co



# 1 Humphrey Lodge

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**Guide Price £250,000 Leasehold**

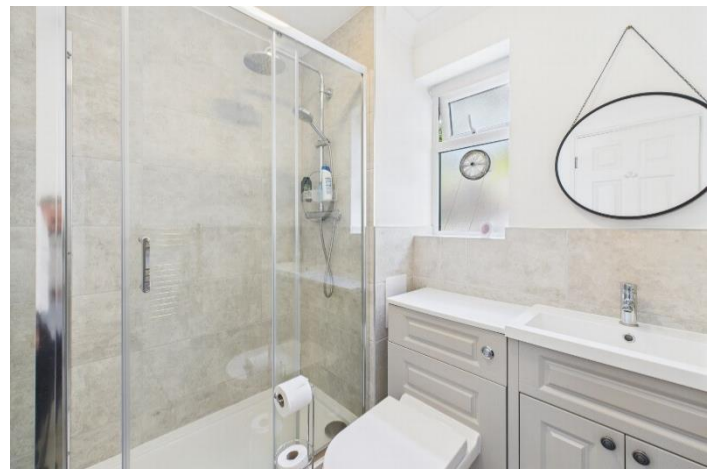
A well presented two bedroom ground floor flat, forming part of the popular Humphrey Lodge development. The property has been well maintained and much improved by the present owners offering light and comfortable accommodation comprising a private entrance hall, spacious living/dining room with bay window enjoying pleasant views overlooking the communal gardens. Modern kitchen/breakfast room offering ample space for appliances and breakfast table, double bedroom and further single bedroom, and modern refitted shower room. Further benefits include, double glazing, modern electric heaters, clean and neutral decoration throughout well-tended communal gardens, residents' parking and a garage situated in nearby block. Ideal purchase for first time buyers, downsizers, or investors. Reasonable outgoings. Vendor suited early inspection highly recommended.

Humphrey Lodge is a popular and well maintained development, quietly positioned just off Kings Way, within easy reach of Burgess Hill town centre. The town offers a wide range of shops, cafes, and restaurants, along with mainline railway station providing regular services to London, Gatwick, and Brighton. Nearby leisure facilities include a cinema, leisure centre, and several local parks, while road links via the A23/M23 give quick access to the wider motorway network and the South Coast.

Ground Rent: Peppercorn  
Service Charge: £780 per annum  
Lease: 148 years remaining











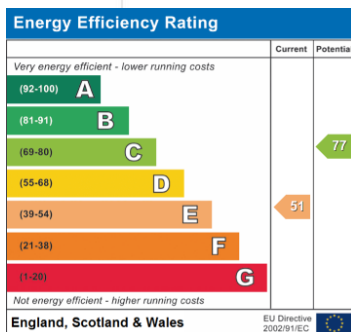
Approximate total area<sup>(1)</sup>

665 ft<sup>2</sup>  
61.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

Haywardsheath@markrevill.com

 Mark Revill & Co