



**31 Birch Walk**  
St Georges Park, Ditchling Common, RH15 0SA

 Mark Reville & Co

## 31 Birch Walk

St Georges Park, Ditchling Common, RH15 0SA

### Guide Price £360,000 Leasehold

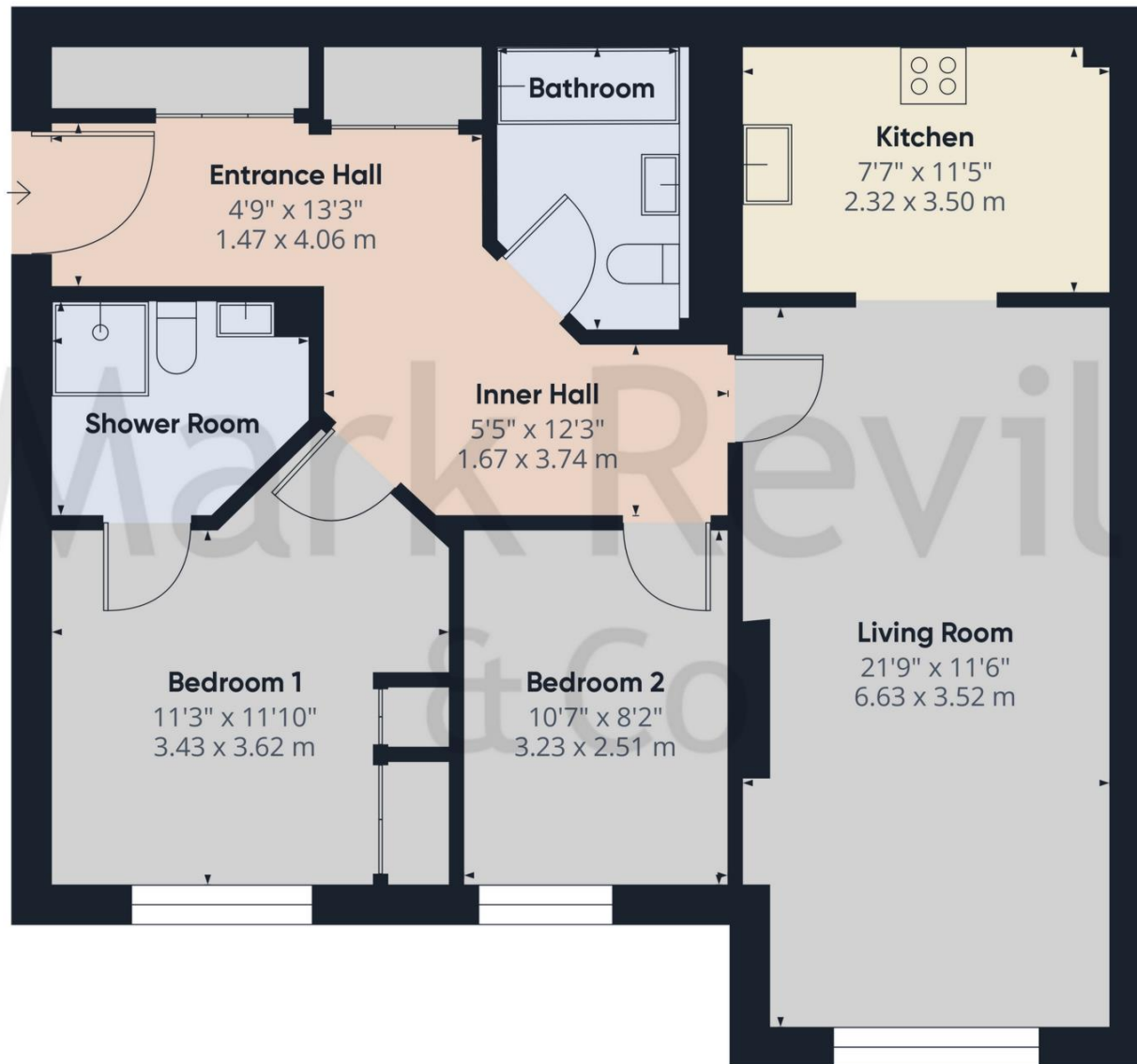
A superb two-bedroom first floor retirement apartment within the exclusive St George's Park community in Ditchling Common. This well-presented home offers a bright and spacious living room, thoughtfully designed for comfort and practicality. The property has been newly redecorated, creating a fresh and inviting atmosphere throughout. The modern kitchen is fully equipped with integrated appliances, while the main bedroom benefits from an en suite shower room. A second bedroom and a luxurious bathroom complete the accommodation. Offered with vacant possession and no onward chain, this is an excellent opportunity for a secure and fulfilling retirement. Viewing is highly recommended

St George's Park provides an exceptional lifestyle with a wealth of amenities, including a 24-hour concierge, restaurant, bar, shop, library, and leisure complex with a pool, spa, and gym. Set within 250 acres of stunning countryside, residents enjoy access to lakes, allotments, and recreational facilities such as a bowling green and tennis courts. 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 Ditchling. 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 is 10 miles and Crawley 15 miles

**PARKING** - Permit required at a cost of £365 per annum  
**SERVICE CHARGE** - £7,776.00 pa for 2025  
**GROUND RENT** - £300 pa (Fixed for the first 25 years from head lease) dated December 2006 and a contribution towards the insurance of buildings approximately £180.00 pa







**Approximate total area<sup>(1)</sup>**  
837.76 ft<sup>2</sup>  
77.83 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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