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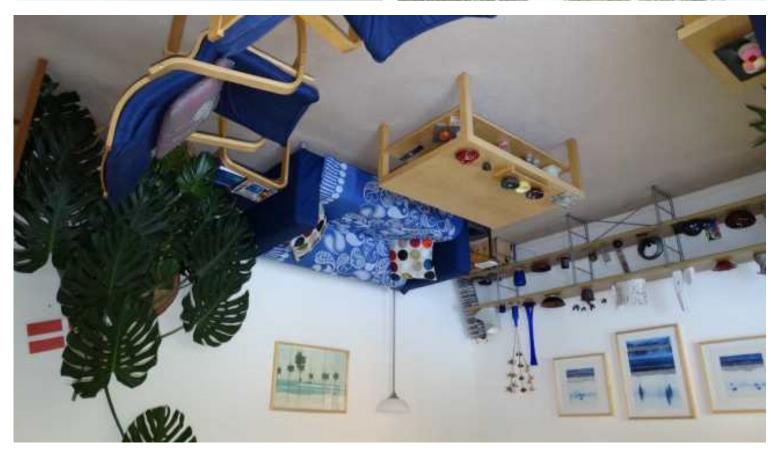
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# Flat 5 Benjamin Lodge, Burgess Hill, West Sussex, RH15 0UA

- Beautifully presented apartment.
- Situated in sought after development.
- Entrance hall.
- 17'6 x 15'2 living room.
- Large, modern kitchen/dining room.
- Two bedrooms.
- Modernised bathroom.
- Electric storage heaters Economy 7.
- Beautifully kept communal gardens.



A beautifully presented apartment situated in a superior position within this sought after purpose built development. This fine property offers very spacious accommodation comprising entrance hall, the 17'6 x 15'2 living room, the modern kitchen/dining room 12'10 x 11'4, two bedrooms and the modernised bathroom. This apartment is surrounded by beautifully kept communal gardens and has the advantage of attractive outlooks to the front and rear. Further attributes include an extended, long lease, replacement double glazing and a garage located in a nearby block. Benjamin Lodge is located off Kingsway and is conveniently located to take advantage of all Burgess Hill's comprehensive facilities. Internal viewing is highly recommended, strictly by appointment through the vendor's sole agents.



Communal entrance hall staircase BEDROOM 2 10'2 x 6'11 rising to the second floor.

Front door to:

# ENTRANCE HALL

Hatch to the roof space. Large built **BATHROOM** in airing/storage cupboard. Storage Modernised cupboard.

Two replacement double glazed windows overlooking the rear with pleasant outlook. TV aerial point. Storage heater.

# KITCHEN/DINING ROOM 12'10 x 11'4

Refitted with a comprehensive Attractive well tended communal range of wall and floor units gardens. complemented with ample worksurface and tiled splashbacks. Stainless steel sink unit. Space and services for appliances. Space for LEASE dining table and chairs. Storage  $\overline{\text{We}}$  are informed 160 years - 1st heater. Replacement double glazed November 2012. window to the front.

### **BEDROOM 1** 12'10 x 10'10

Replacement double glazed window 2013 including building insurance. to the rear with pleasant outlook. Slimline heater.

to the front. Stripped floorboards. guarantee from Keymer Double Slimline heater.

suite comprising panelled bath with fitted shower, low level WC and wash hand basin. LIVING ROOM 17'6 x 15'2 (into Ample concealed storage under bath and wash hand basin. Part walls. Laminate flooring. Replacement double glazed window with opaque glass.

# **OUTSIDE**

### COMMUNAL GARDENS

# **GARAGE**

Located in a nearby block.

### **MAINTENANCE**

We are informed £55 per month for

### GROUND RENT

£100 per annum.

### **MISCELLANEOUS**

Replacement double glazed window Windows replaced 2007 - 10 year Glazing.

> New water cylinder - August 2010. Bathroom modernised 2008.