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VIEWING BY APPOINTMENT WITH  
PSP HOMES  
54 CHURCH ROAD, BURGESS HILL,  
WEST SUSSEX, RH15 9AE,  
ENGLAND  
TELEPHONE 01444 250999  
EMAIL bh@psphomes.co.uk  
www.psphomes.co.uk

SALES AND LETTINGS  
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Flat 5 Benjamin Lodge, Burgess Hill, West Sussex, RH15 0UA  
PRICE £175,000 Leasehold

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SALES AND LETTINGS



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 rising to the second floor.**

Front door to:

**ENTRANCE HALL**

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

**LIVING ROOM 17'6 x 15'2 (into bay)**

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 range of wall and floor units complemented with ample work surface and tiled splashbacks. Stainless steel sink unit. Space and services for appliances. Space for dining table and chairs. Storage heater. Replacement double glazed window to the front.

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

Replacement double glazed window to the rear with pleasant outlook. Slimline heater.

**BEDROOM 2 10'2 x 6'11**

Replacement double glazed window to the front. Stripped floorboards. Slimline heater.

**BATHROOM**

Modernised suite comprising panelled bath with fitted shower, low level WC and wash hand basin. Ample concealed storage under bath and wash hand basin. Part tiled walls. Laminate flooring. Replacement double glazed window with opaque glass.

**OUTSIDE**

**COMMUNAL GARDENS**

Attractive well tended communal gardens.

**GARAGE**

Located in a nearby block.

**LEASE**

We are informed 160 years - 1st November 2012.

**MAINTENANCE**

We are informed £55 per month for 2013 including building insurance.

**GROUND RENT**

£100 per annum.

**MISCELLANEOUS**

Windows replaced 2007 - 10 year guarantee from Keymer Double Glazing.

New water cylinder - August 2010. Bathroom modernised 2008.