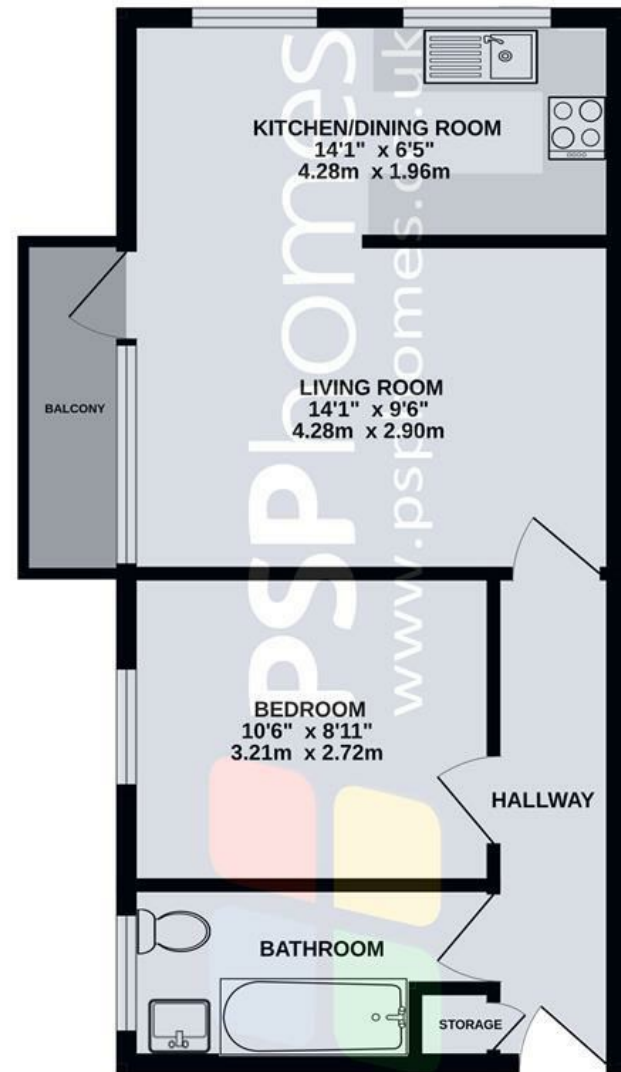
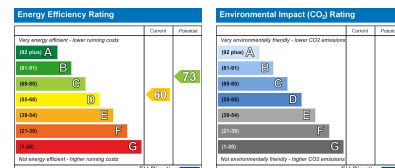


FIRST FLOOR  
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 421 sq.ft. (39.2 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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9, Tower House Silverdale Road, Burgess Hill, RH15 0EQ

£185,000 Leasehold



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VIEWING BY APPOINTMENT WITH PSP HOMES  
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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## 9, Tower House Silverdale Road, Burgess Hill, RH15 0EQ

What we like...

- \* Well presented one bedroom apartment.
- \* First floor with lift access.
- \* Long lease with 147 years remaining.
- \* Garage included.
- \* Short walking distance to mainline station.
- \* No onward chain

This well presented one bedroom apartment is situated in Tower House which located in the ever popular Silverdale Road, just a stones throw away from Burgess Hill train station and the town centre providing a host of further amenities. The property is offered with no onward chain.

Accessed via communal entrance on the ground floor with key coded security door. The apartment can be accessed on the first floor either by stairs or by the communal lift and comprises; bright entrance hall with access doors leading into the open plan, dual aspect living room/kitchen measuring approximately 16' x 14'. With access to the south facing balcony with views over the communal gardens, the property is flooded with light. The entrance hall has further doors leading into the bedroom with a further south facing window. The bathroom is well presented with a contemporary white suite.

### Outside

Located to the front of the development, as you head towards the main entrance, the communal area is well tended with mature trees and is south facing providing a great deal of sun. To the rear of the property sits the garage which is allocated to this property. There is further on road parking to the front of the development.

### Further Attributes

Neutrally decorated throughout with UPVC double glazing in all rooms. Heated by electric heaters located in the bedroom and main living space, with a further electric heater in the bathroom. The kitchen is fitted with an electric cooker and washer dryer. The apartment also comes with an up to date EICR.



### Location

Tower House is ideally located on Silverdale Road with both the town centre and main line station within a comfortable walk. The A23 link road and Triangle Leisure Centre are approximately one mile distant. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

### The Finer Details

Tenure: Leasehold 147 years remaining

Ground rent - Peppercorn

Service charge - £1,268 per year

Local Authority: Mid Sussex District Council

Council Tax Band: B

Available Broadband Speed: Ultrafast (up to 1000 mbps)

We believe this information to be correct but cannot guarantee its accuracy and recommend checking personally before exchange of contracts.

