



49b Station Road, Burgess Hill, West Sussex, RH15 9DE

Price £215,000

PSPhomes

www.psphomes.co.uk

A stunning two bedroom second floor apartment located in Station Road, Burgess Hill. Beautifully presented throughout the property is finished to a particularly high specification and offers very generous proportions throughout. INTERNAL VIEWING IS HIGHLY RECOMENDED, STRICTLY BY APPOINTMENT.

The Property.

A spacious second floor apartment located in the heart of Burgess Hill just a few moments from both the town centre with its array of shops and resturants as well as the main line station with its fast, frequent service to London, Brighton and Gatwick Airport. The accommodation is generously proportioned and finished to a very high specification.

The Accommodation

The accommodation extends to approximately 640 sqft and has been finished to a particularly high standard throughout. From the entrance a staircase leads to the hallway that opens onto the living room/kitchen. The contemporary kitchen is fitted with a comprehensive range of wall and floor units and the generous living area has a pleasant outlook to the front. Beyond this there are two double bedrooms with the main bedroom having a double fitted wardrobes. The bedrooms are both served by a luxurious shower room suite.

Location.

Station Road enjoys an incredibly central location in the heart of Burgess Hill. The mainline station is just a few minute walk and provides fast, regular commuter services to London (Victoria/London Bridge), Gatwick Airport and cosmopolitan Brighton & Hove - perfect for commuters. The town centre, with its Waitrose Superstore, is also under five minutes on foot. The Martlets Shopping Centre provides a selection of shops and stores, including B&M and Boots Pharmacy. There is also a selection of bars, pubs and restaurants including Quench Lounge Bar, Green Mango Thai, Yaprak Turkish, Plaza Uno Tapas and Spiral Tex Mex. The independent Orion Cinema is just around the corner and has two screens showing all the latest blockbuster films!

Further Attributes.

Further attributes include modern electric heating and replacement double glazing throughout.

Lease and Service Charges

A new lease for the property is presently being prepared.

NB

Photography includes CGI furniture and fixtures in order to portray how individual rooms could be arranged.

FIRST FLOOR
38 sq ft (3.5 sq m) approx.

SECOND FLOOR
588 sq ft (54.4 sq m) approx.



TOTAL FLOOR AREA: 626 sq ft (57.9 sq m) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metaplan 12/20

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PSPhomes

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

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