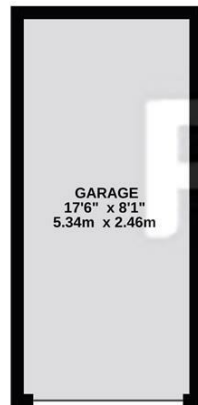
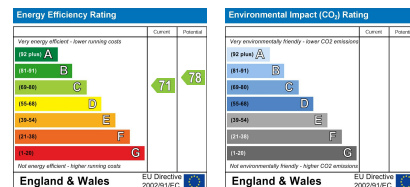


GARAGE  
141 sq.ft. (13.1 sq.m.) approx.

GROUND FLOOR  
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.4 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2025



**1 Watts Lodge, Kings Way, Burgess Hill, RH15 0UD**

**Price £285,000 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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## 1 Watts Lodge, Kings Way, Burgess Hill, RH15 0UD

What We Like.

- \* Unusually large apartment with in excess of 810 square feet of accommodation.
- \* Long lease and low service charges.
- \* Three double bedrooms.
- \* Spacious bay fronted living room with pleasant outlook.
- \* Large kitchen/breakfast room, with AEG washer/dryer included.
- \* Stunning refitted luxury bathroom with large walk in shower installed by Heath Designs.
- \* Large garage suitable for parking with ample eaves storage

### The Property.

**\*\* CHAIN FREE \*\*** A particularly spacious three double bedroom ground floor flat, with a long lease and an unusually low service charge. Being on the ground floor, there are no stairs, enabling easy access to and from the property. A particular feature of the property is a delightful wooded outlook enjoyed from the lounge and from two of the bedrooms. This spacious property is surrounded by well kept communal gardens, and has the benefit of a GOOD SIZE GARAGE, for one car, with further on-street parking readily available.

### The Accommodation.

The light, very spacious accommodation is considered to be in good order throughout. Briefly this comprises entrance hall, the bay fronted living room with pleasant outlook. A large kitchen/dining room providing a wide range of wall and floor units as well as space for dining table and chairs, three good size double bedrooms and a contemporary refitted shower room.

### Communal Gardens and Parking

With regards to parking, the property owns a large single garage with substantial eaves storage. Additionally there is ample on street parking. The property is surrounded by well tended communal gardens.

### Location.

Watts Lodge is a highly regarded purpose built apartment block off Kings Way situated on the eastern outskirts of Burgess Hill offering easy access to the town centre with its wide variety of facilities including a Waitrose supermarket. Wivelsfield main line railway station is within reasonable walking distance whilst Burgess Hill's station is also within easy striking distance, as are the Triangle Leisure Centre and the A23 link road. 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.

### Further Attributes.

Replacement UPVC double glazing and cost effective modern electric heating.



### The Finer Details.

Tenure: Leasehold  
Title Number: WSX348114  
Local Authority: Mid Sussex District Council  
Council Tax Band: C  
Available Broadband Speed: Ultrafast up to 920Mbps

We believe the above information to be accurate but recommend intending purchasers check the details personally before exchange of contracts.

### Lease and Service Charge Details.

We are informed by the owners.

LEASE 148 years remaining as of 2025

Service Charge Presently (as of January 2025) £79.60 per month.

