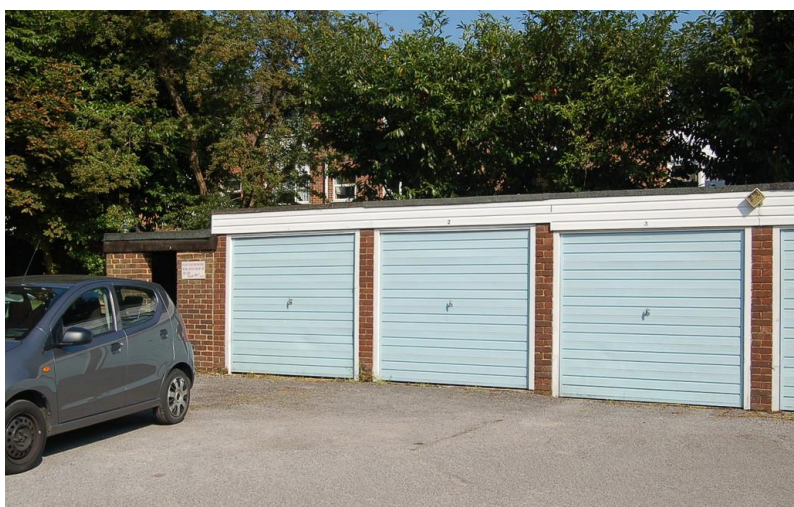


FOR SALE



Tower House , Burgess Hill

2 Bedrooms, 1 Bathroom, Ground Floor Flat

Asking Price Of £238,000

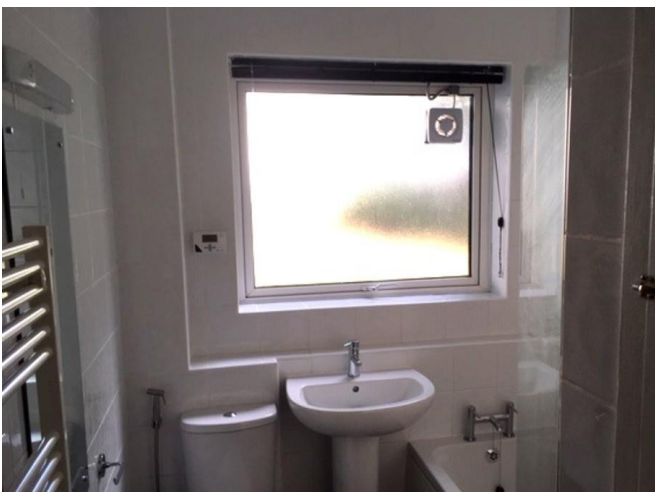


Tower House , Burgess Hill

2 Bedrooms, 1 Bathroom

Asking Price Of £238,000

- Ground Floor Flat
- Two Bedrooms
- Patio
- New Bathroom Fitted In 2020
- Electric Heating



INTRODUCTION

Martin & Co are pleased to bring to market this ground floor two double bedroom flat with a ****LONG LEASE****. current lease was extended in 2023 by 90 years bringing it back up to 137 years remaining at a cost of approx. £53,000** The Property consists of a large lounge / diner , with access to the private patio , a separate kitchen (which would benefit from refurbishing) and a good sized patio. Off the hall are 2 bedrooms and the bathroom which was refitted with a white suite in 2020. Benefits include uPVC framed double glazed windows and electric heating ****An Excellent Opportunity For Both First-Time Buyers And Investors **No Onward Chain****

LOCATION

Located in a sought after location and just a short walk from Burgess Hill mainline train station which provides direct links to London, Gatwick and Brighton. The town centre is also within walking distance offering a number of shops, variety of cafes, pubs and restaurants. In addition there is a small town feel cinema. Schools within the vicinity include Manor Field Primary, Woodlands Mead School, Burgess Hill School for Girls and The Burgess Hill Academy.

OUTSIDE

There are well tended communal gardens and a garage.

TENURE: Leasehold Expiry 27.10.2161 (current lease was extended in 2023 by 90 years bringing it back up to 137 years remaining at a cost of approx. £53,000)

Service Charge £1,838 paid 1/2 yearly
Ground Rent: £40 p.a.

Council Tax Band 'C' £1,991.81 2024/2025



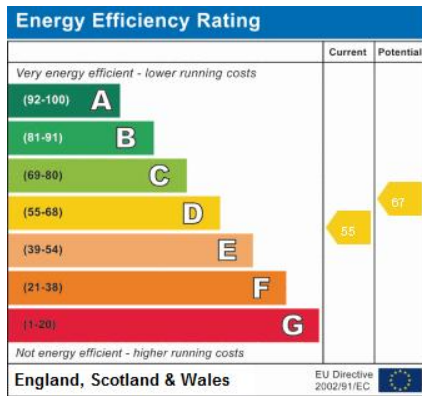
Services:
Mains Water
Electric

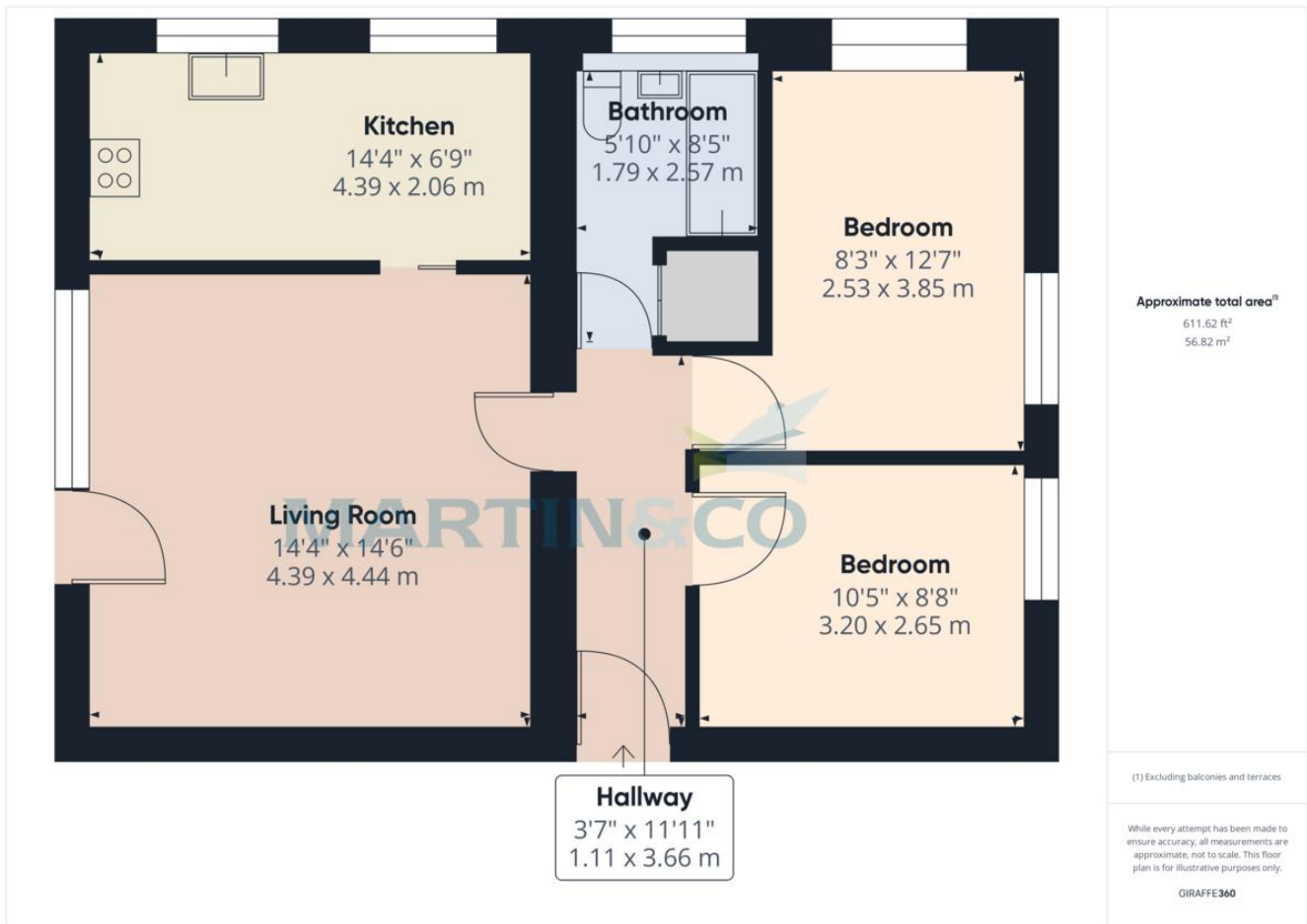
Electrical Installation Condition Report (EICR) Expires
15th Jun 2026

E.P.C. D

****NOTE The property is currently tenanted and will
have vacant possession on completion OR before****







Martin & Co Burgess Hill

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.