

FOR SALE



Burdocks Drive , Burgess Hill

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £215,000



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- One Bedroom Ground Floor Flat
- End Of Terrace
- Private Entrance
- Enclosed Porch
- Parking

THE PROPERTY - A delightful and well presented one bedroom ground floor flat with its own garden - located in a desirable position within the Folders Lane development.

THE ACCOMMODATION- The property has its own private entrance with a ground floor entrance porch . The living/dining room is light, and spacious with an aspect to the front garden . The kitchen with door access to the private garden provides a comprehensive range of fitted units complemented with a fitted oven, hob, cooker hood as well as space and services for appliances. There is also a wall mounted gas boiler. The comfortable double bedroom with outlook to the rear garden The bathroom completes the accommodation and provides a modern suite

OUTSIDE & PARKING

There is a paved pathway through the front garden leading to the front entrance door To the rear there is a fenced private garden with gate access to the parking area for the property.



FURTHER ATTRIBUTES - The property benefits from modern gas central heating, double glazing and a long lease, 999 years from 1975 ****NO SERVICE CHARGE or MAINTENANCE FEES****

LOCATION

There is so much within easy reach, from the city of Brighton, to historical Lewes, to the far reaching South Downs. Easy access to London and Brighton ensures family days out are popular and commuters are well catered for. There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and it is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or north to Pease Pottage to pick up



the M23 for the M25. Stations: Burgess Hill Mainline
Railway Station (London Victoria/London Bridge
approximately 54 minutes & Brighton 20 minutes)

The Property is currently tenanted and will have vacant
possession on completion .

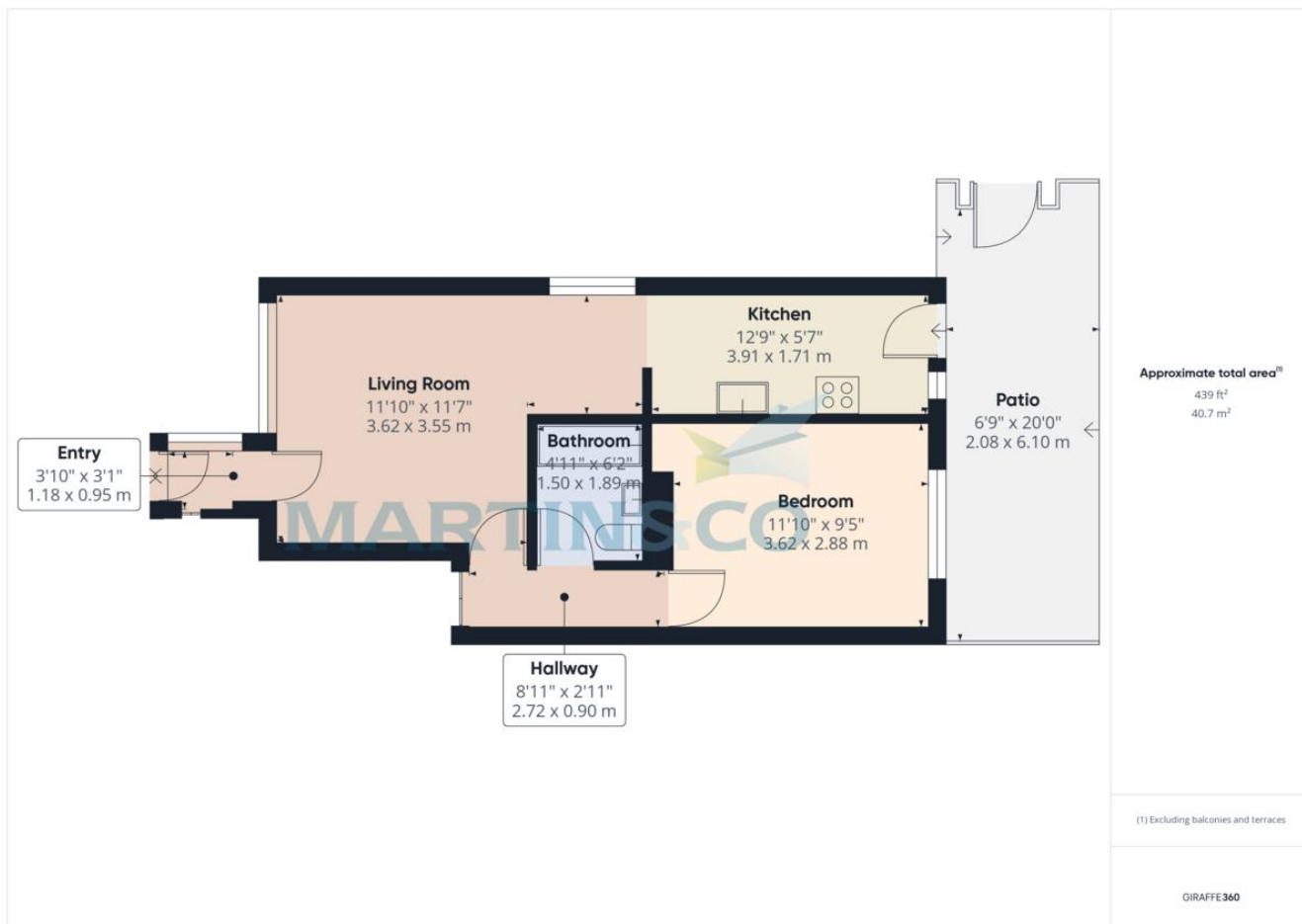
CERTIFICATES IN PLACE

Gas Expires : 10.08.25

EICR Expires : 05.08.25

EPC Expires : 2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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 m 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.