



**MANSELL  
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**Flat 14 Purchase Manor St. Georges Park Ditchling Road,**

**£375,000**





## Flat 14 Purchase Manor

St. Georges Park Ditchling Road, Burgess Hill, RH15 0GP

An immaculately presented 2 bedroom duplex apartment being one of only 3 built in 2016 with far reaching south facing views. The flat forms part of St Georges Park, a former convent divided into retirement apartments, set in 250 acres of parkland and landscaped grounds, grouped around terraces and garden courtyards.

The development creates a complete lifestyle change with park like gardens, including a well stocked fishing lake and an extensive footpath network ideal for those owners who have a dog. There is also a superb range of facilities including a restaurant/bar, a convenience shop, a salon, games room, gym and library. Outside there is a bowling green, a swimming pool indoor complex and a tennis court. A minibus service is also in operation.



The accommodation includes an entrance hall with stairs to the top floor and an airing cupboard. The generous lounge/dining room has far reaching southerly views and additional natural light from electrically operated Velux windows. The well fitted kitchen benefits from integrated appliances to include a fridge/freezer, a washer/dryer, a double oven, an induction hob and a dishwasher. There is also a skylight allowing natural light into the room.

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Bedroom one has far reaching southerly views with additional natural light from electrically operated Velux windows. Spacious bathroom/ensuite with 'Jack & Jill' door with access from the bedroom or hallway.

On the first floor there is a 2nd guest bedroom with electrically operated Velux windows and an ensuite WC.

Benefits include gas fired central heating (Alpha boiler located in the kitchen) and double glazed windows.

Council Tax Band E & EPC Rating B

**Tenure:** Leasehold

**Managing Agents:** St Georges Park Ltd

**Lease:** 125 years from 2016

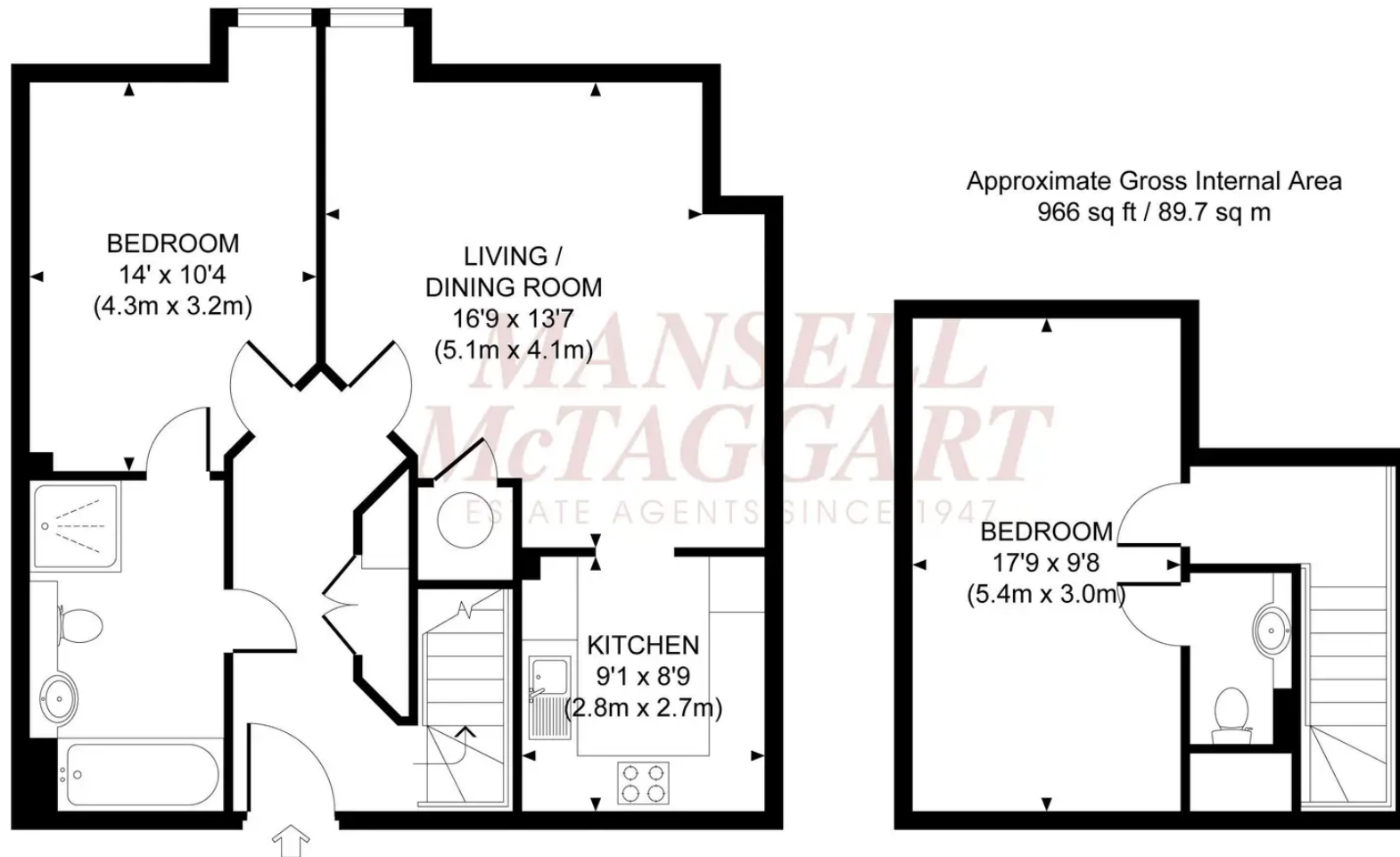
**Maintenance:** £6188.15 p/annum

**Ground Rent:** £300 p/annum

**Parking:** £365 p/annum (subject to availability)







## Mansell McTaggart Burgess Hill

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