



**MANSELL
McTAGGART**
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Flat 12, Park Court, Park Road, Burgess Hill, RH15 8EY

£270,000 Leasehold/Share of Freehold



Flat 12 Park Court

A rare opportunity to acquire an immaculate 2 double bedroom TOP FLOOR FLAT, situated in arguably the most sought after block in Burgess Hill. The flat benefits from fabulous views directly over St Johns Park, within a moments flat walk of the town centre and with the remainder of a 999 year lease/share of freehold.

- Entrance Hall
- Refitted Kitchen
- Lounge/Dining Room - BALCONY
- 2 Double Bedrooms
- Refitted Bathroom
- Fabulous Views to St Johns Park
- Garage & Parking
- Communal Gardens
- Council Tax Band C
- EPC Rating D
- **Lease:** 999 years from 1959
- **Management Charge:** £1000 per annum
- **SHARE OF FREEHOLD:** The leaseholders have purchased the freehold and formed the 'Residents Association (BH Ltd)'
- **Managing Agents:** Hunters Property Management (01444) 254400



Flat 12 Park Court

The accommodation includes a communal entrance hall with security entry phone system. There is a private entrance hall with hatch to loft space, storage cupboard and a modernised kitchen comprising navy blue cupboards, integrated cooking appliances. The large lounge/dining room features a glazed door opening onto the BALCONY with views over the gardens and St Johns Park.

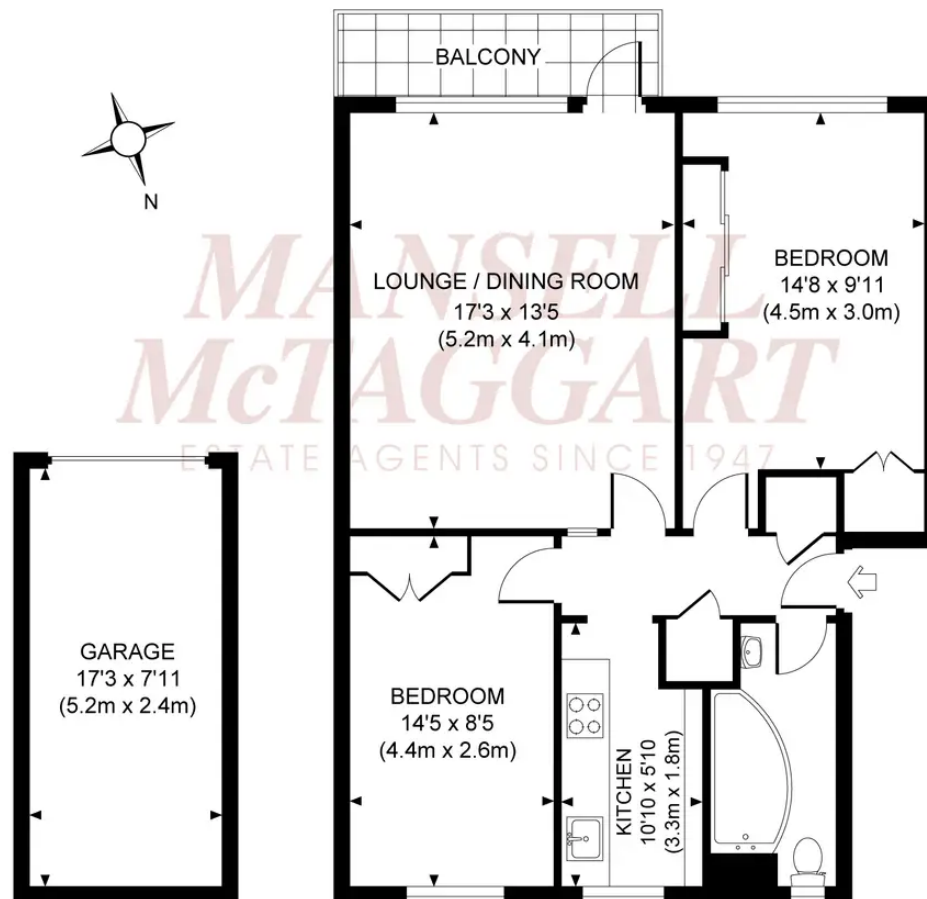
The particularly generous master bedroom has built-in wardrobes and views over the park. The guest bedroom is also a good size with built-in wardrobes. The bathroom has been refitted in 2022 with a modern white suite complemented black fittings and white subway style tiles.

Outside, there are well tended communal gardens. Parking is available to the front of the block as well as a garage (no:12).

Benefits include electric heating and uPVC framed double glazed windows.



Approximate Gross Internal Area
697 sq ft / 64.7 sq m
Approximate Gross Internal Area Outbuildings
136 sq ft / 12.6 sq m



Mansell McTaggart Burgess Hill

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