84a Church Walk, Burgess Hill, West Sussex RH15 9AS

£225,000 Leasehold

A very well presented and spacious first floor maisonette situated in the middle of the town centre, benefitting from 2 double bedrooms and a private terrace.

- Entrance Hall
- Kitchen/Breakfast Room
- Living/Dining Room
- 2 Double Bedrooms
- Refitted Bathroom
- Private Rear Terrace
- Central Location
- Council Tax Band C
- EPC Rating D
- **Lease:** We are informed there is 107 years remaining.
- **Maintenance:** Split on a 50/50 basis when required.
- **Ground Rent:** £100 per annum

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84a Church Walk

The accommodation includes an entrance hall with stairs to the first floor having large storage cupboard under. The kitchen/breakfast room overlooks the roof terrace and is fitted with grey units, integrated cooking appliances and space for other appliances, space for breakfast table or bar. The living/dining room has views to the town centre and bandstand.
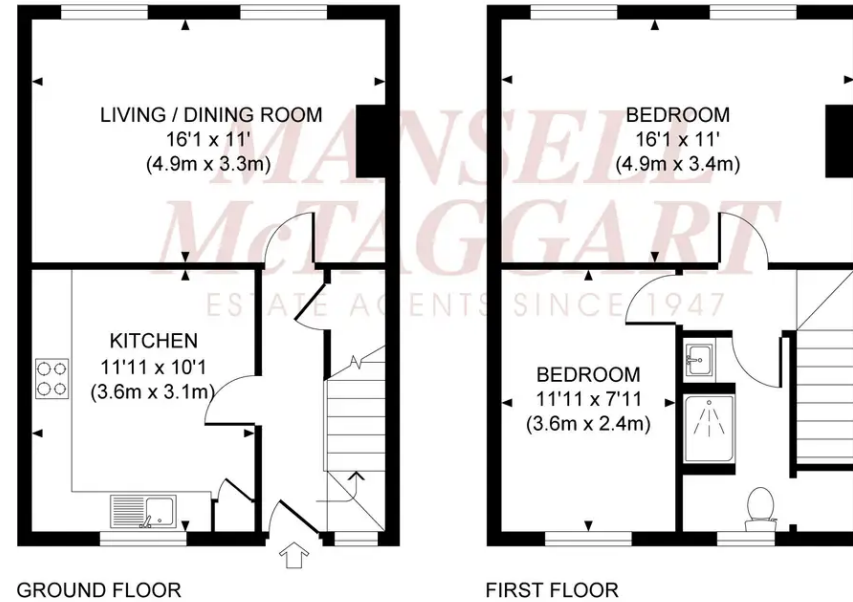
On the first floor a small landing leads to all rooms. There is an equally generous master bedroom (above the living/dining room) also with views to the town centre and bandstand, a further double bedroom and a shower room re-fitted with a separate shower cubicle, wash hand basin with cupboard under, towel rail and hatch to loft space.

Outside there is a private terrace belonging to the flat with brick wall and wood trellis providing some screening. There is no official parking, but parking is available where the shops park after working hours and possibly on Sundays. There is also a large car park directly opposite the flats with the possibility of a yearly permit for £66 per month.

Benefits include gas fired central heating (the Glow Worm combination boiler is in the kitchen) and double glazed windows.

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Approximate Gross Internal Area
740 sq ft / 68.8 sq m

GROUND FLOOR

LIVING / DINING ROOM
16'1 x 11'
(4.9m x 3.3m)

KITCHEN
11'11 x 10'1
(3.6m x 3.1m)

FIRST FLOOR

BEDROOM
16'1 x 11'
(4.9m x 3.4m)

BEDROOM
11'11 x 7'11
(3.6m x 2.4m)

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.