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10 Leylands Park, Burgess Hill, West Sussex RH15 8AH

In Excess of **£250,000 Leasehold**



10 Leylands Park

A well presented 2 double bedroom ground floor flat which has been modernised by the current owners since their ownership from 2017. The property benefits from a long lease of 125 years, brick store room and garage. This well presented flat is situated within a short walk of Bedelands Nature Reserve, primary schools and a 3 minute walk of Wivelsfield Station and a parade of shops. The town centre is 0.9 mile away.

- Entrance Hall
- Kitchen
- Living Room
- 2 Double Bedrooms
- Bathroom
- Garage Nearby
- Brick Built Store
- 125 Year Lease From 2023. Ground Rent TBC. Service Charge TBC
- Council Tax Band B
- EPC Rating



10 Leylands Park

There is a communal entrance hall with front and rear access leading to the flat.

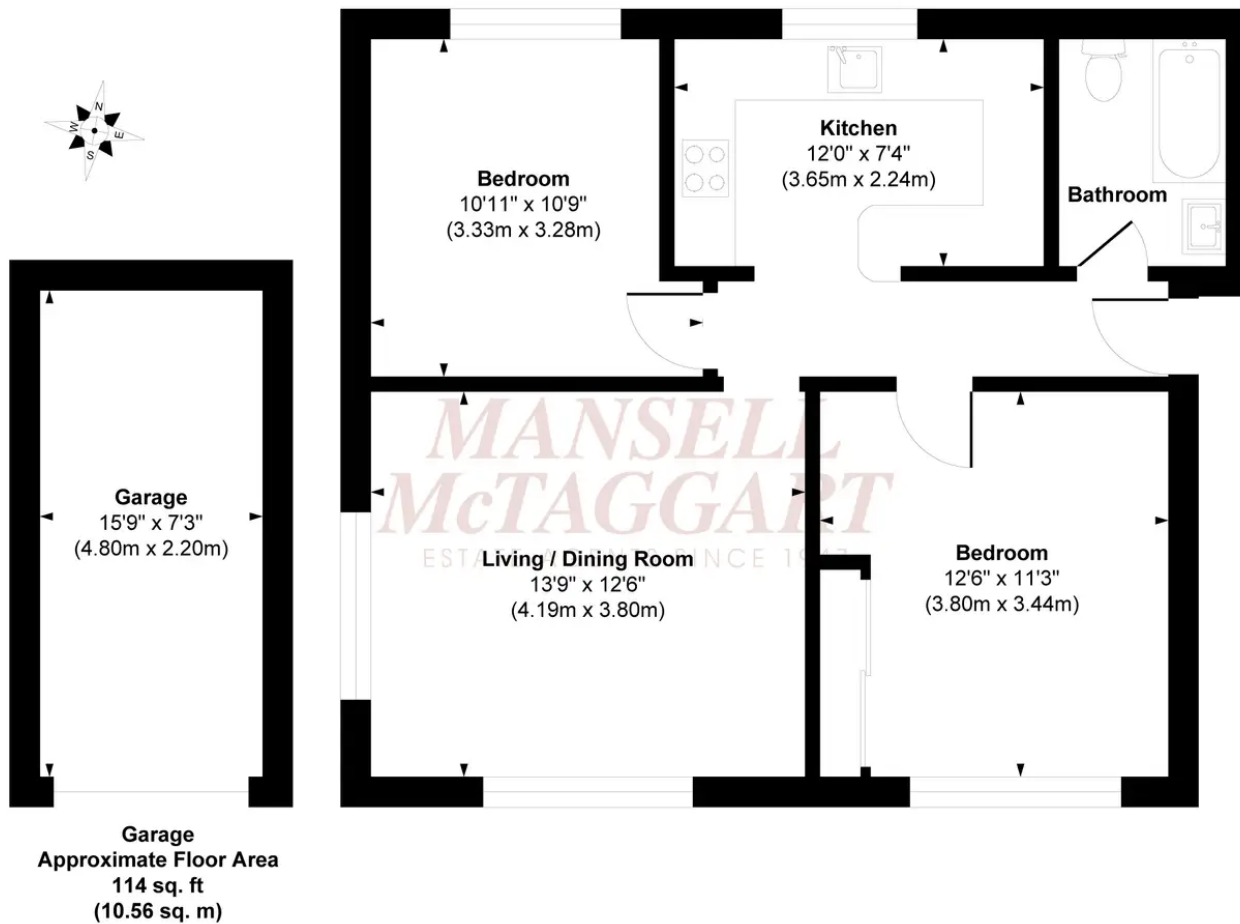
The accommodation includes an entrance hall with all rooms leading off it. The kitchen has been refitted with high gloss units with integrated appliances that include electric oven and hob, dish-washer, washing machine and separate fridge and freezer, breakfast bar for 2 people, a wine rack and a window to the rear.

The pleasant dual aspect living/dining room is south/west facing bringing in considerable natural light. There are 2 double bedrooms, one facing the front and the other to the rear and a refitted bathroom having a white suite.

Outside: There is a garage with newly fitted up and over door (the garage is the first one on the right from the rear of the building). There is also a useful brick-built store (No 10).

Benefits include gas fired central heating (the Worcester combination boiler is located in the kitchen), uPVC double glazed windows, modern grey carpet and floor coverings.





Approx. Gross Internal Floor Area 745 sq. ft / 69.20 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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