



31b Junction Road, Burgess Hill, West Sussex, RH15 0HR

£315,000



31b Junction Road

Burgess Hill

A superb and beautifully presented ground floor flat of this quality rarely comes onto the open market and is set within the shell of an imposing Victorian property and makes an ideal first time purchase.

The flat is ideally situated at the top of the town within a moments walk of Burgess Hill mainline railway station and the town centre.

The accommodation includes an L-shaped entrance hall with understairs cupboard housing the Worcester combination boiler. The main feature of the flat is the particularly spacious and well appointed kitchen/dining/living room with feature bifold doors onto the courtyard garden and an engineered oak floor.

The kitchen area is comprehensively fitted with modern cupboards complimented by Corian worksurfaces. All appliances are integrated to include a hob, an oven, a microwave, a dishwasher, a washing machine and a fridge/freezer.

There are 2 double bedrooms, the master has a bay window to the front and the guest bedroom has 2 windows facing the side. The luxuriously fitted white bathroom features a deep bath, separate shower cubicle (new in 2023), a sink with vanity cupboards and attractive grey tiling.



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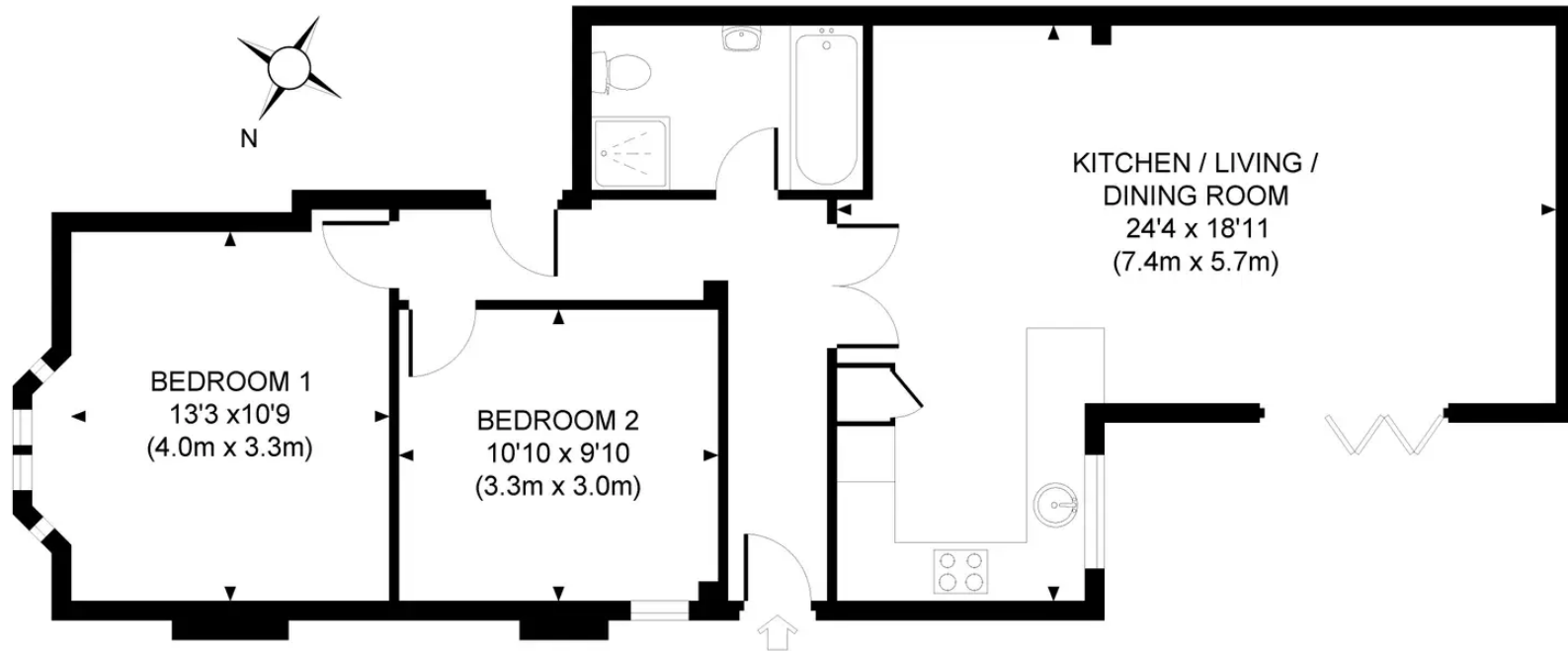
Outside there is a completely private and well secluded west facing courtyard garden which is rarely available with a flat. The garden is laid to flagstone paving with outside lighting, an outside tap and access gate.

Benefits include uPVC framed double glazed windows, gas fired central heating, flat plastered ceilings with downlighters and a smoke alarm. The roof was replaced in 2014. An EnviroVent filtered air system has been added in 2024 to help regulate and filter the air into the flat.

- Entrance Hall
- Kitchen/Dining/Living Room
- 2 Double Bedrooms
- Luxurious Bath/Shower Room
- Private Courtyard Garden
- Walking Distance of Town & Station
- Council Tax Band A
- EPC Rating C
- Leasehold- 995 Year Remaining from 2024
- Service Charge £1,000 per annum



Approximate Gross Internal Area
757 sq ft / 70.3 sq m



Mansell McTaggart Burgess Hill

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