



**MANSELL
McTAGGART**
Trusted since 1947



4 Ware Court, Burgess Hill, West Sussex, RH15 0TY

£285,000



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Burgess Hill, West Sussex, RH15 0TY

A particularly spacious and rarely available 3 bedroom FIRST FLOOR FLAT forming part of a small purpose built block of 6 standing in large well tended communal gardens.

The block was built by Sunley Homes in 1986 and this apartment has not been marketed since 1994 and is offered with vacant possession. Superbly located within short walking distance of Kings Weald Co-Op and Play Park and also within a 25 minute walk of the town centre and both railway stations as well as Ditchling Common Nature Reserve.

The accommodation includes an entrance hall with storage cupboard. The generous kitchen/breakfast room has been fitted with a range of white cupboards complemented by integrated cooking appliances with space for a fridge/freezer, a dishwasher and a washing machine. A key feature is the large light and airy bay fronted lounge/dining room which has views over the communal gardens. There are 2 double bedrooms and a single bedroom, ideal for a home office. The shower room has been fitted with a white suite and corner walk in shower.

Outside there is layby parking to the front of the block and a garage which is a rare bonus with a flat. The garage is located in the first block of garages as you enter from Kings Way. The beautifully maintained communal gardens are laid to a large expanse of lawn with seating areas interspersed with seating areas, hedges and mature trees.



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Lease

189 year lease from 25th March 1984 – 149 years remaining

Service Charge & Ground Rent – £960 per annum

Managing Agents: Freehold Managers Ltd, PO Box 2098, London SE1 1WY Tel: 020 7940 4760

Council Tax Band: C

EPC Rating: C

Tenure: Leasehold

- Communal Entrance Hall & Private Entrance Hall
- Refitted Kitchen/Breakfast Room
- Lounge/Dining Room
- 3 Bedrooms & Shower Room
- Large Communal Gardens
- Brick Built Garage
- Vacant Possession
- Council Tax Band C
- Maintenance & Ground Rent combined approx £960 p/annum
- EPC Rating C



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Kings Way, Burgess Hill, West Sussex, RH15

Approximate Gross Internal Area = 818 sq ft / 76 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 942 sq ft / 87.5 sq m

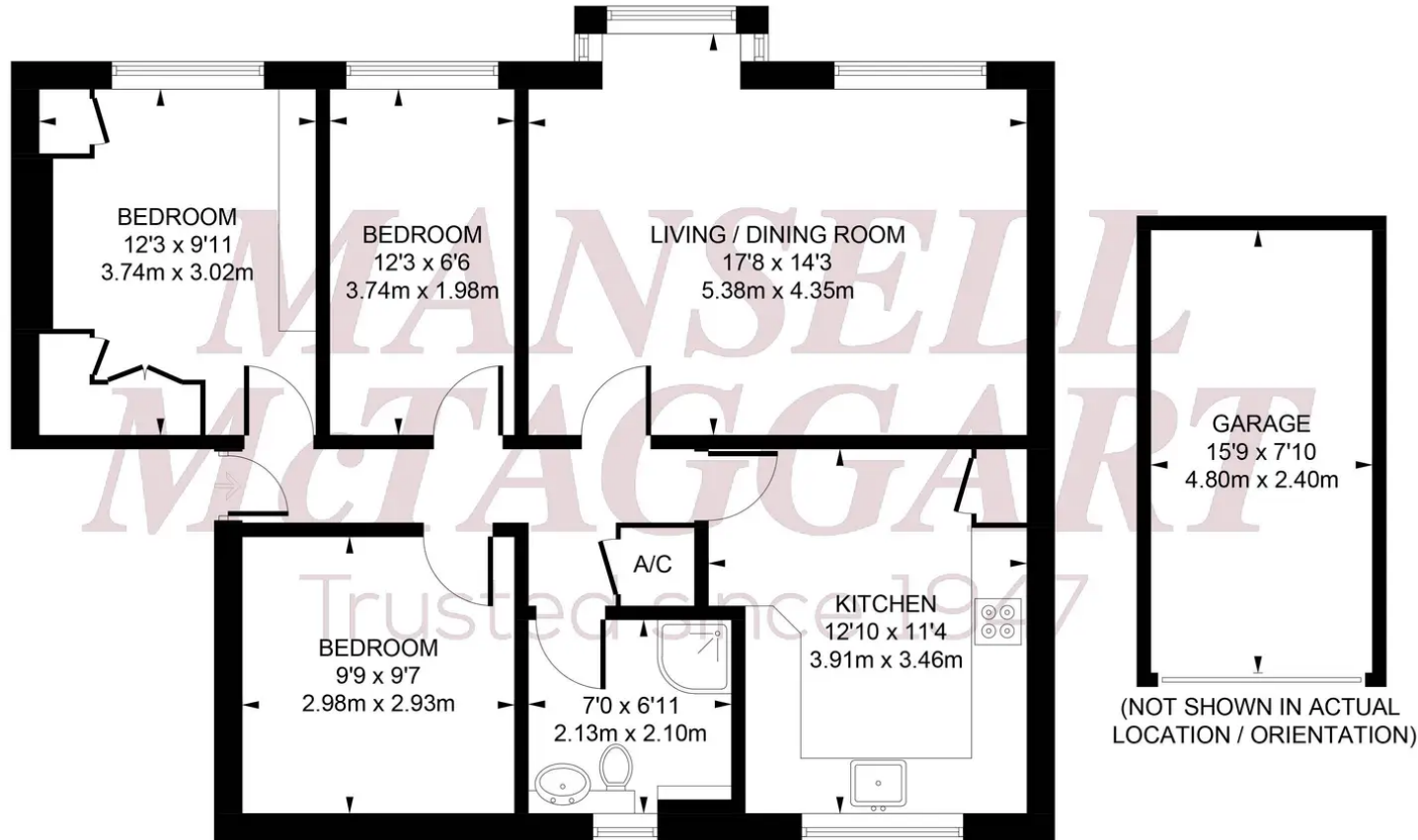


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1084955)

Mansell McTaggart Burgess Hill

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