



**MANSELL
McTAGGART**
Trusted since 1947



3 Parkside London Road, Burgess Hill, RH15 8LP

£185,000



3 Parkside London Road

Burgess Hill

A one bedroom purpose built ground floor flat, with the block backing onto St. Johns Park and built in 1983 and benefits from a 999 year lease. The situation is ideal for all amenities, the town centre is a flat five minute walk and the mainline railway station is a comfortable ten minute walk.

The accommodation includes an entrance hall with security entry phone, an airing cupboard and a useful storage cupboard. The bay fronted kitchen/dining/living room benefits from a refitted kitchen with built in cooking appliances which were all replaced by the current owners in 2020.

The double bedroom benefits from built in wardrobes and the shower room has been refitted in 2021 with a large walk in shower, white suite complemented with modern white marble effect tiles.



3 Parkside London Road

Burgess Hill,

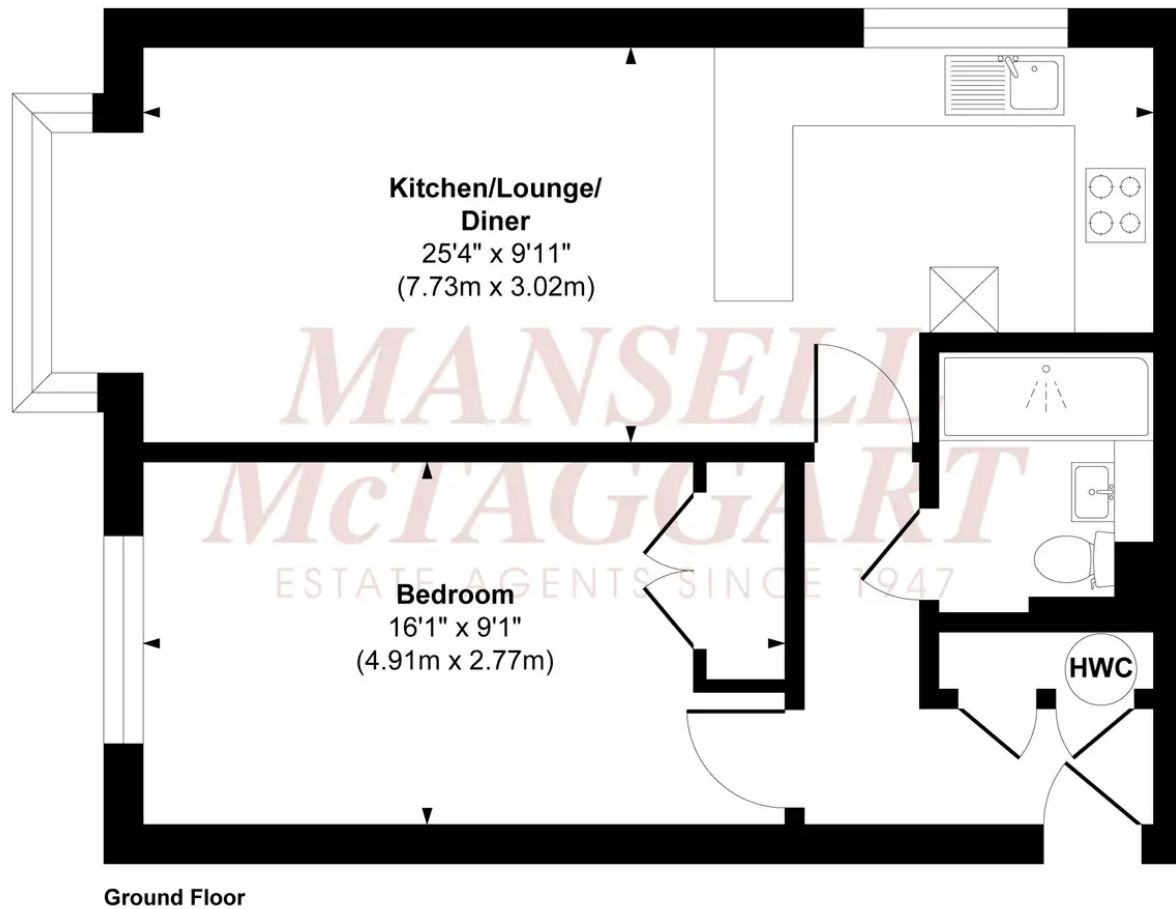
Outside, there are communal gardens laid to lawn, an allocated parking space and visitors parking.

Benefits include slimline electric heating (all radiators new and replaced in 2020) and uPVC framed double glazed windows fitted in 2020 by Keymer Double Glazing.

- Private Entrance Hall
- Open Plan Kitchen/Lounge/Dining Room
- Double Bedroom
- Communal Gardens
- Allocated Parking Space
- Walking Distance of Town Centre & Railway Station
- 999 Year Lease
- Maintenance & Insurance: £960 per annum
& Ground Rent: £60 per Annum Managing Agents: Hunters Estate Agents: 01444 254400



**MANSELL
McTAGGART**
— Trusted since 1947 —



Approx. Gross Internal Floor Area 495 sq. ft / 46.00 sq. m(Including Garage)

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

Mansell McTaggart Burgess Hill

Mansell McTaggart, 20 Station Road, Burgess Hill - RH15 9DJ

01444 235665

bh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/burgesshill

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.