



28 Wyvern Way, Burgess Hill, RH15 0GB

Price £289,950 Leasehold

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PSPhomes

A spacious and very well appointed two double bedroom ground floor apartment located in a very popular residential development. Built around 2017 by Croudace Homes this fine property benefits from the remainder of the 125 year lease. The accommodation is generously proportioned and well appointed throughout. Briefly this comprises, entrance hall, open plan living room/kitchen, main bedroom with en-suite, a further double bedroom and main bathroom. Both the living room and main bedroom feature double glazed french doors opening onto private patio areas and the enclosed communal gardens. Further attributes include gas central heating, double glazed window units and an allocated parking bay.

Wyvern Way is a popular, well regarded residential close. The property is very conveniently located to take advantage of both main line stations and the town centre with its wide variety of comprehensive shopping facilities. Burgess Hill offers an excellent selection of both primary and secondary schools whilst the A23 link road and Triangle Leisure Centre are within easy striking distance. The town is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

INTERNAL VIEWING IS HIGHLY RECOMMENDED, STRICTLY BY APPOINTMENT

Secure entryphone system.

Communal hall. Front door to:

ENTRANCE HALL

Wood flooring. Double built in storage cupboard. Entryphone. Radiator. Large double doors into storage/airing cupboard.

OPEN PLAN LIVING ROOM/KITCHEN 26'4" x 16'4"

Triple aspect room with double glazed doors and windows to front and side. Direct access onto the enclosed communal gardens via private patio area. Sitting and dining areas. Built in storage cupboard. Fine kitchen fitted with a comprehensive range of wall and floor units, complemented with ample work surface and tiled splashbacks. Fitted oven, hob and cooker hood. Concealed boiler and washing machine. Space and services for appliances. Two radiators.

MASTER BEDROOM 13'1" x 11'10"

Double glazed patio doors and direct access onto the enclosed communal garden via private patio area. Built in double wardrobe with sliding mirrored doors. Radiator.

EN-SUITE

Comprising enclosed double shower, low level WC and wash hand basin. Tiled floor. Part tiled walls. Heated towel rail. Double glazed window with opaque glass.

BEDROOM 2 12'7" x 9'11"

Double glazed window to the rear. Fitted double wardrobe with sliding mirrored doors. Radiator.

BATHROOM

Comprising panelled bath with fitted shower and screen, low level WC and wash hand basin. Tiled floor. Part tiled walls. Radiator. Double glazed window with opaque glass.

OUTSIDE

COMMUNAL GARDENS

Directly accessed from both the living room and main bedroom.

PARKING

Private parking bay and 3 visitor parking bays.

MAINTENANCE/INSURANCE

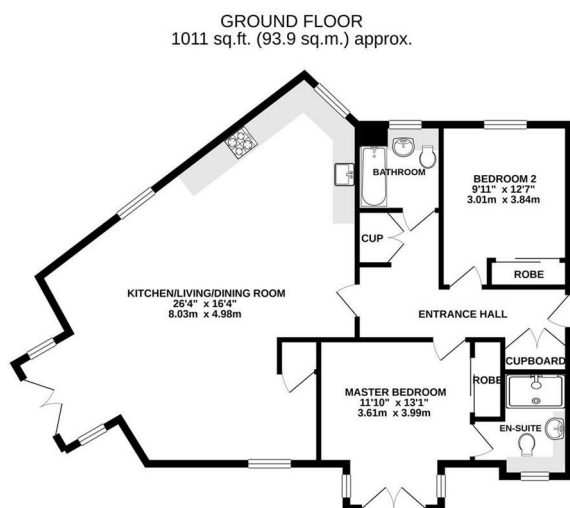
We are informed approximately £1,100 per annum

LEASE

We are informed 125 years from 2017. Service charge £1300 pa to include buildings insurance, lighting & cleaning of communal areas and garden maintenance.

COUNCIL TAX

Council tax band 'C' - £1,756.62 for 2021/22.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, it is not intended to be a precise representation of the actual property. The plan is for information only and should not be used as a basis for any financial or legal transaction. The actual layout and dimensions of the property may vary slightly from those shown on the plan. Made with Blueprints (2020)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

Much care is taken in the preparation of our particulars, but we cannot guarantee that the information given is accurate. Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend that intending purchasers check details personally.