



28 Wyvern Way, Burgess Hill, RH15 0GB

Offers In Excess Of £280,000 Leasehold

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PSPhomes

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

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

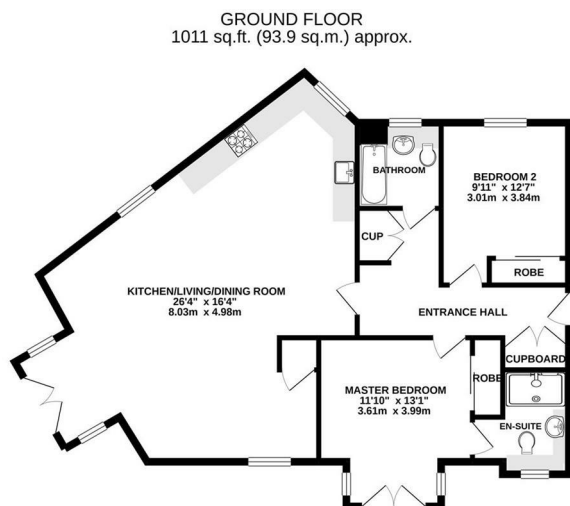
Private parking bay and 3 visitor parking bays.

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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			



VIEWING BY APPOINTMENT WITH PSP HOMES
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