



193 - 195 Lower Church Road, Burgess Hill, West Sussex, RH15 9AA  
Price guide £750,000 Freehold





## 193 - 195 Lower Church Road, Burgess Hill, West Sussex, RH15 9AA

**\*\* INVESTMENT OPPORTUNITY \*\*** An opportunity to acquire an investment property comprising of two one and two two bedroom apartments. The building itself has been completely refurbished both internally and externally following an extensive program of works through 2016. The four apartments are beautifully appointed with quality kitchens, bathrooms, fixtures and fittings throughout. All four apartments are currently let on Assured Shorthold Tenancy Agreements currently yielding £39,600 Per Annum. The popular Lower Church Road is very conveniently located to take advantage of Burgess Hill's town centre, main line station and the American Express offices in Civic Way. Burgess Hill 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.

### 193 LOWER CHURCH ROAD

Entrance hall

#### LIVING ROOM/KITCHEN

**22'10x 12'10 (max)**

Living Room - Double glazed window to the front. Understairs storage. Radiator. Fitted cable and TV aerial points.

Kitchen - 'Hamilton stone' branded kitchen fitted with a comprehensive range of wall and floor units, complemented with worksurface and splashbacks. Stainless steel sink unit. Built in oven, hob and cooker hood. Integrated fridge and freezer and washing machine.

#### BEDROOM 1

**12'6 x 7'6**

Double glazed window to the front. Radiator.

#### BEDROOM 2

**12'4 (max) x 6'7 (max)**

Double glazed window to the side. Radiator.

#### BATHROOM

White suite with separate bath and freestanding walk-in shower, low level WC and wash hand basin. Fully tiled walls and floor.

#### RENTAL

Currently let at £925 per calendar month, ie yield of £11,100 per annum.

### 193A LOWER CHURCH ROAD

Front door with staircase rising to:

#### LIVING ROOM/KITCHEN

**23' (max) x 13'**

Living room - Double glazed window to the front. Radiator.

Kitchen - "Hamilton stone" branded kitchen fitted with a comprehensive range of modern grey gloss wall and floor kitchen units, complemented with a light coloured worksurface over. Stainless steel sink unit. Built in oven, hob and cooker hood. Integrated fridge freezer, dishwasher and washing machine. Wood effect laminate flooring.

### BEDROOM

**11'6 x 6'4**

Double glazed window to the side. Radiator.

#### BATHROOM

Modern suite with separate bath and shower, low level WC and wash hand basin with storage drawers below. Tiled walls and floor. Chrome heated towel rail.

#### LOFT STORAGE

This apartment benefits from loft access for storage of lightweight items.

#### RENTAL

Currently let at £800 per calendar month, ie yield of £9,600 per annum.

### 195 LOWER CHURCH ROAD

Door from the side to:

#### LIVING ROOM/KITCHEN

**12'6 x 10'6**

Living room - Double glazed windows to the side and rear. Radiator. Fitted cable and TV aerial points.

Kitchen - 'Hamilton stone' branded kitchen, fitted with a comprehensive range of modern grey gloss wall and floor units, complemented with ample worksurface. Stainless steel sink unit. Built in oven, hob and cooker hood. Integrated fridge freezer, dishwasher and washing machine.

#### INNER LOBBY

#### BEDROOM

**12'8 x 12'4 (max)**

Double glazed windows to side and rear. Radiator. Built in wardrobes.

#### BATHROOM

Modern white suite comprising 'P' shaped bath with shower over, Low level WC and wash hand basin with illuminated mirror above. Grey ceramic tiled walls and floor. Chrome heated towel rail. Wall mounted gas fired boiler.

#### RENTAL

Currently let at £695 per calendar month, ie yield of £8,340 per annum.

### 195A LOWER CHURCH ROAD

External staircase rising to the first floor.

#### LIVING ROOM/KITCHEN

**14'8 x 12'6**

Living room - Double glazed window to the side. Radiator. Fitted cable and TV aerial points.

Kitchen - 'Hamilton stone' branded kitchen, fitted with a comprehensive range of modern grey gloss wall and floor units, complemented with ample worksurface. Stainless steel sink unit. Built in oven, hob and cooker hood. Integrated fridge freezer, dishwasher and washing machine.

#### BEDROOM 1

**12'4 x 10'**

Dual aspect room with double glazed windows to front and side. Radiator. Loft hatch.

#### BEDROOM 2

**13' (max) x 8'4**

Double glazed window to the rear. Radiator.

#### BATHROOM

Modern white suite comprising 'P' shaped bath with shower, low level WC and wash hand basin with illuminated mirror above and built in storage below. Tiled walls and floor. Chrome heated towel rail. Wall mounted gas fired boiler. Double glazed window with opaque glass.

#### RENTAL

Currently let at £925 per calendar month, ie yield of £11,100 per annum.

#### OUTDOOR STORAGE ROOMS

All four flats benefit from a separate wooden purpose built private storage room/bike sheds.

#### COUNCIL TAX

193 Lower Church Road - Tax band 'B' - £1,272.57 for 2017/18.

193A Lower Church Road - Tax band 'A' - £1,090.78 for 2017/18.

195 Lower Church Road - Tax band 'A' - £1,090.78 for 2017/18.

195A Lower Church Road - Tax band 'B' - £1272.57 for 2017/18.



TOTAL APPROX. FLOOR AREA 460 SQ.FT. (42.7 SQ.M.)

Plans for illustration purposes only. Intending purchasers should check measurements personally. Made with Metropix ©2017



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(38-54) <b>E</b>		(38-54) <b>E</b>	
(21-37) <b>F</b>		(21-37) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	