



in brief...

A recently converted 1 bedroom GROUND FLOOR FLAT

- Entrance Hall
- Lounge/Dining Room
- Kitchen
- Bedroom
- Bathroom
- Bicycle Store
- Vacant Possession
- Ideal for a First Time Buyer or Buy to Let
- Council Tax Band B & EPC Rating D
- **Lease:** 125 years from 2021
- **Service Charge:** £537.59 for the period 1/01/21 – 31/12/21
- **Ground Rent:** 0.1% of the sale price (based on £175,000 this would equate to £175 per annum)

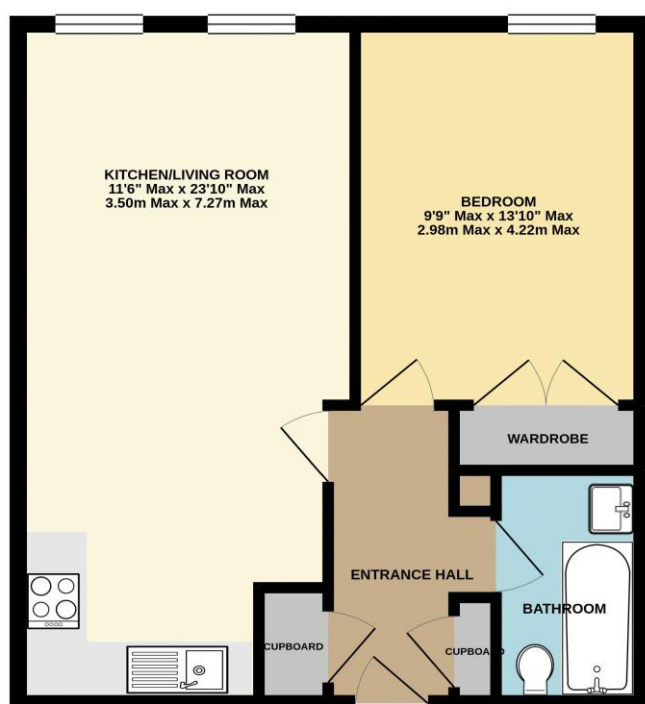


15 Prospect House, Junction Road, Burgess Hill,
West Sussex RH15 0GS
£170,000 Leasehold

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GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 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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in more detail...

A recently converted 1 bedroom GROUND FLOOR FLAT forming part of a prominent building at the top end of the town within a moments walk of the mainline station and a 5 minute walk to the town centre. The flat is presented with vacant possession and would ideally suit a First Time Buyer or a Buy to Let Investor which we understand would give a gross rental yield of 5.25%. The accommodation includes an entrance hall with an entryphone system and a useful storage cupboard. The kitchen is fitted with white cupboards complemented by integrated cooking appliances and forms part of the lounge/dining room. There is a bedroom and a bathroom fitted with a white suite with grey wall tiles.

*The flats come with a useful bicycle store room.

the location...

There is so much within easy reach, from the city of Brighton, to historical Lewes, to the far reaching South Downs. Easy access to London and Brighton ensures family days out are popular and commuters are well catered for. There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and it is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or north to Pease Pottage to pick up the M23 for the M25.

Stations: Burgess Hill Mainline Railway Station (London Victoria/London Bridge approximately 54 minutes & Brighton 20 minutes) 0.1 mile.

more details from...

call: Burgess Hill office: **01444 235665**
email: bh@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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