



**MANSELL  
McTAGGART**  
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**29 Parkside London Road, Burgess Hill, West Sussex RH15 8LP**

**£210,000 Leasehold**



## 29 Parkside London Road

A much improved and very well presented one bedroom second floor flat forming part of this purpose built block built in 1983 backing directly onto St Johns Park. The flat benefits from a 999 year lease from new and is within a flat 5 minute walk of the town centre and the mainline station is slightly further on.

- Private Entrance Hall
- Open Plan Kitchen/Lounge/Dining Room
- Double Bedroom
- Bathroom
- Communal Gardens & Allocated Parking
- Views to St Johns Park
- Council Tax Band B & EPC Rating D
- **Lease:** 999 year
- **Maintenance & Insurance:** £850 per annum
- **Ground Rent:** £60 per annum
- **Managing Agents:** Hunters Estate Agents- 01444 254400



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The accommodation includes a communal entrance hall with stairs to the top (2nd) floor. The entrance hall has an entry phone system and storage cupboard. The hallway and open plan kitchen/living/dining area all benefit from Karndean Flooring.

The living/dining area overlooks St Johns Park and the open plan kitchen has views to the South Downs. The kitchen was refitted in 2019 by Howdens with white gloss units and integral appliances to include; oven, electric hob, extractor fan, slimline dishwasher, washing machine and fridge freezer.

The bedroom has built in wardrobes and space for a dressing table. The bathroom has been luxuriously refitted with a large double walk in shower benefitting underfloor heating.

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

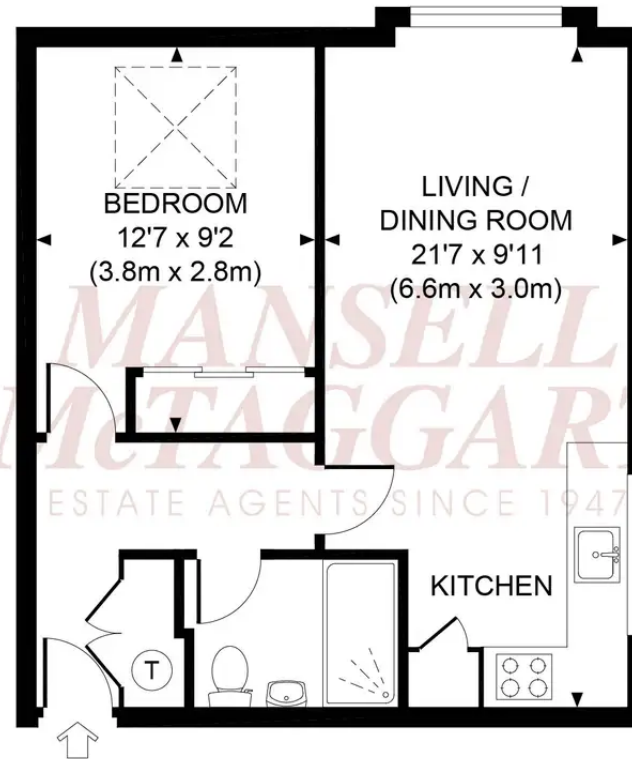
Benefits include slimline electric radiators and double glazed windows. New roof on the entire block in November 2023 and a new Velux window in the bedroom in 2023 with a 10 year guarantee.

N.B It should be noted that Parkside flats cannot be bought for rental purposes, which does guarantee that all flats are owner occupied.





Approximate Gross Internal Area  
419 sq ft / 38.9 sq m



## Mansell McTaggart Burgess Hill

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