



**MANSELL
McTAGGART**
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6 Osborne House, 120 Station Road, Burgess Hill RH15 9EQ

£315,000 LEASHOLD (share of Freehold)



6 Osborne House

A luxuriously appointed 2 double bedroom FIRST FLOOR FLAT with no ongoing chain and a SOUTH FACING BALCONY enabling seating and Al-fresco dining. The property was built in 2016 benefitting from the remainder of a 125 year lease and this flat also has a share of the freehold.

No 6 forms part of a small contemporary development built by local builders Cross Construction, situated in an enviable central position within a moments walk of the town centre and a 5 minute walk of the mainline railway station.

- Communal Hallway with Lift
- Private Entrance Hall
- Luxury Kitchen/Dining/Living Room & Balcony
- Master Bedroom & Ensuite Shower
- Guest Bedroom & Bathroom
- Parking Space & Communal Gardens
- 125 Year Lease from 2016
- Maintenance & Insurance £1650 per annum
- Reserve Fund Approximately £4000
- No Ground Rent/Share of Freehold
- No Ongoing Chain
- Council Tax Band C
- EPC Rating TBC



6 Osborne House

The accommodation offers energy efficiency and environmental sustainability. Communal hallway with stairs and lift to the first floor. Private L-shaped entrance hall with entry video phone system, a cloaks cupboard and a storage cupboard.

The dual aspect kitchen/living/dining room has a door opening onto the BALCONY. The kitchen is well fitted with a range of cupboards complemented by composite stone worksurfaces. There are Miele integrated cooking appliances as well as an integrated washing machine, fridge and freezer.

The master bedroom has views to the South Downs, fitted wardrobes and an ensuite shower room with double size cubicle. There is a further double bedroom and a bathroom fitted with a white suite.

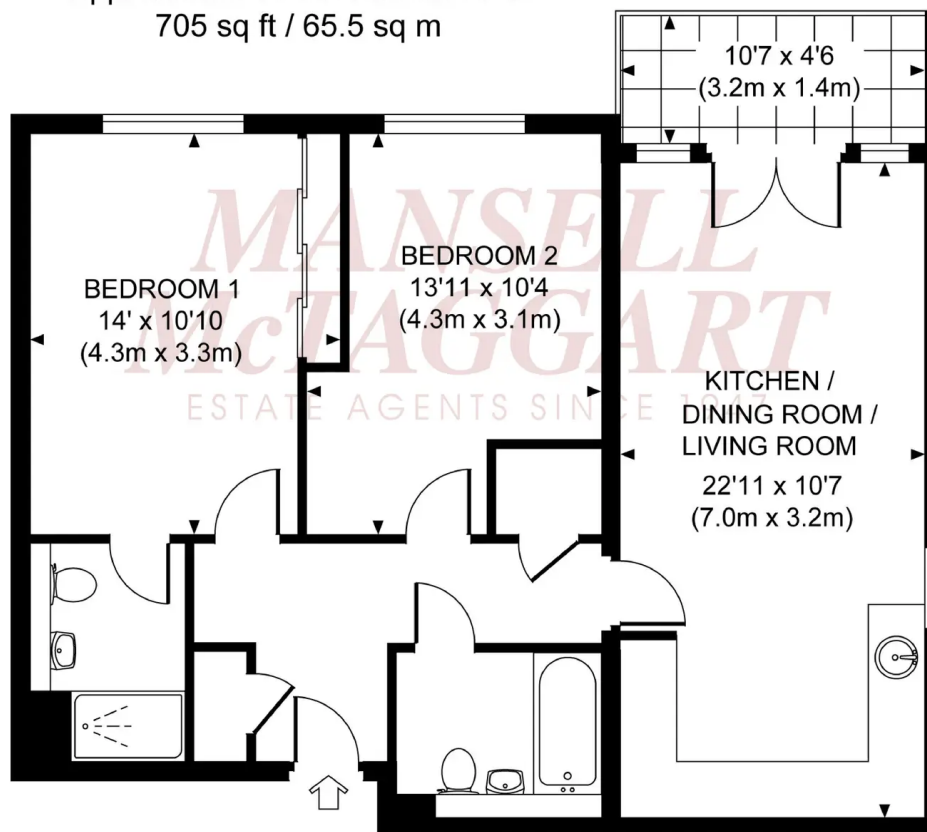
Outside there is an allocated parking space with visitors parking spaces. Areas of planted communal gardens and bike store.

Benefits include gas fired central heating (under floor heating, boiler serviced by the original installers in March 2024) and powder coated aluminium framed double glazed windows.





Approximate Gross Internal Area
705 sq ft / 65.5 sq m



Mansell McTaggart Burgess Hill

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