

for sale

guide price **£145,000** Leasehold



Keymer Court Burgess Hill RH15 0AA

****NO ONWARD CHAIN**LOW LEASE****

We are delighted to offer to the market this two bedroom first floor flat on Keymer Court in Burgess Hill.

The property presents an open layout, offering comfortable accommodation throughout, making it an ideal investment purchase.

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Property Details

Auctioneer's Comments This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Wooden entrance door to front, fuse box, concrete flooring.

Lounge / Dining Room 11' 7" x 15' 6" (3.53m x 4.72m)

Double glazed window and door to balcony, concrete flooring, opens to

Kitchen 6' 2" x 9' (1.88m x 2.74m)

Double glazed window to rear. A fitted kitchen with a range of wall and base units incorporating soft close cupboards and drawers with worksurfaces over, double bowl sink/drain, space for electric oven and hob, extractor fan, space for fridge, space for washing machine, tiled walls, tiled flooring.

Bedroom One 9' 6" x 12' (2.90m x 3.66m)

Double glazed window to front, fitted carpet.

Bedroom Two 9' 2" x 9' 3" (2.79m x 2.82m)

Double glazed window to rear, hardwood flooring.

Bathroom

Two double glazed windows to rear, bath with shower, storage units, w.c., wash basin, tiled.

Parking

The property benefits from two allocated parking spaces.

Burgess Hill Information

Burgess Hill is situated in the Sussex Weald, 10 miles (16 km) north of Brighton, and about 4.5 miles (7.2 km) south of Haywards Heath. Lewes, in East Sussex, is 12 miles (19 km) southeast of Burgess Hill, and the larger town of Horsham is 15 miles (24 km) to the northwest. Crawley, a major settlement is 13 miles (21 km) to the north, and Gatwick Airport is 16 miles (26 km) in the same direction.

The amenities and shopping services in Burgess Hill are also well used by the surrounding villages. The larger villages of Hassocks and Hurstpierpoint are 5 to 10 minutes drive away from the town centre, to the south and southwest respectively. Albourne, Ansty, Bolney, Clayton, Ditchling, Ditchling Common, East Chilington, Goddards Green, Hickstead, Jacob's Post, Keymer, Plumpton, Plumpton Green, Sayers Common, Streat, Twineham, Westmeston, Wivelsfield (which has given its name to a railway station in Burgess Hill), and Wivelsfield Green are other nearby villages.





To view this property please contact Connells on

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21 Church Road
BURGESS HILL RH15 9BB

Tenure: Leasehold

EPC Rating: D

Property Ref: BGH405172 - 0003

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for these such as Leasehold costs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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