



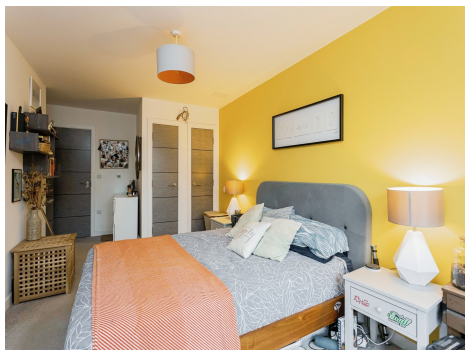
**Connells**

Helena Court  
Burgess Hill



# Helena Court Burgess Hill RH15 9EW

for sale guide price  
**£300,000**



## Property Description

Situated approximately one mile from Burgess Hill town centre is this well presented two bedroom apartment. The property comprises in brief: communal entrance, entrance hall, open plan living/dining/kitchen, bedroom one with en-suite facilities, bedroom two and bathroom.

Outside benefits from allocated parking space and private, enclosed garden.

Burgess Hill town centre offers a wealth of shops, bars, restaurants, cinema and main line railway station offering regular services to London, Gatwick Airport and the South Coast.

## Communal Entrance

## Entrance Hall

Secure entry phone system, Hive heating, underfloor heating, vinyl flooring.

## Living / Dining / Kitchen

22' 1" x 15' 11" ( 6.73m x 4.85m )

Double glazed patio doors to rear leading to garden, double glazed window to rear, underfloor heating, vinyl flooring.

Kitchen Area: Fitted with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, stainless steel sink/drainers, built in electric hob, built in electric oven, space for washing machine, space for slim-line dishwasher, fridge/freezer, vinyl flooring, underfloor heating.

## Bedroom One

15' 4" x 9' 4" ( 4.67m x 2.84m )

Double glazed patio doors to patio area, two storage cupboards, fitted carpet, underfloor heating, door to:

## En-Suite

Double shower cubicle, wash basin, low level w.c., chrome ladder style heated towel rail, extractor fan, vinyl flooring, underfloor heating.

## Bedroom Two

15' 2" x 8' 6" ( 4.62m x 2.59m )

Double glazed window to front, fitted carpet, underfloor heating.

## Bathroom

Panel enclosed bath with shower attachment, wash basin, low level w.c., chrome ladder style heated towel rail, extractor fan, underfloor heating.

## Outside

The property benefits from one allocated parking space.

## Garden

A private, enclosed garden with patio area, area of Astro Turf, timber framed garden shed.

## 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 Chiltington, 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.

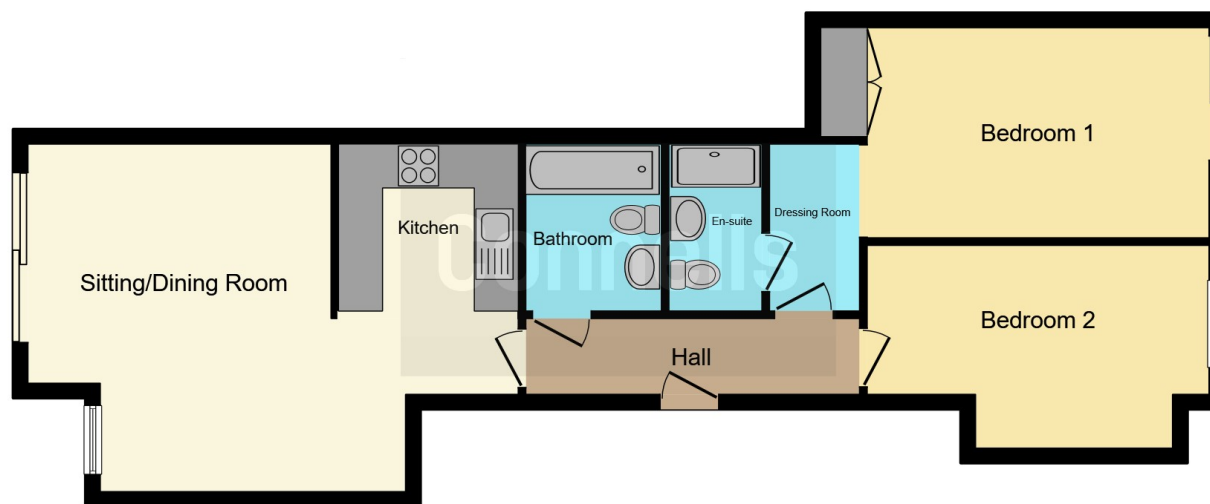












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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21 Church Road  
 BURGESS HILL RH15 9BB

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BGH405289](http://connells.co.uk/Property/BGH405289)**

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 items such as Leasehold packs.



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