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Arundel Court West Street
Burgess Hill

Arundel Court West Street Burgess Hill RH15 8NL

for sale guide price
£125,000



Property Description

This beautifully presented one bedroom, first floor, apartment is decorated to a very high standard. Benefiting from a re-fitted bathroom and kitchen and double glazing. The property is located on the Western side of Burgess Hill with easy access to the A23/M23 commuter routes, local shops and amenities. The property comprises in brief, kitchen, living/dining room, bedroom and shower room. Outside offers communal grounds plus communal parking area. The property is about a 15 minute walk from Burgess Hill town centre with its comprehensive range of shops, bars, restaurants, cinema plus main line station offering regular services to London, Gatwick Airport and the South Coast.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

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Communal Hall

Stairs to the first floor.

Living/Dining Room

18' 9" Max x 10' 11" Max (5.71m Max x 3.33m Max)

Double glazed window to the front of the property. 2 storage heaters and carpet is laid.

Inner Hallway

An airing and storage cupboard and carpet is laid,

Kitchen

Double glazed window to the rear of the property. Eye and base level units with worktops and stainless steel sink/drainage unit. Built in electric hob with extraction hood overhead and a built in electric oven. Tiled flooring is laid.

Bedroom One

8' 11" max x 8' 9" max (2.72m max x 2.67m max)

Double glazed window to the rear of the property. A storage heater and built in wardrobe. Carpet is laid.

Bathroom

A low level W.C. with a wash hand basin. A walk in double shower cubicle with a towel radiator and extraction fan. Vinyl flooring is laid.

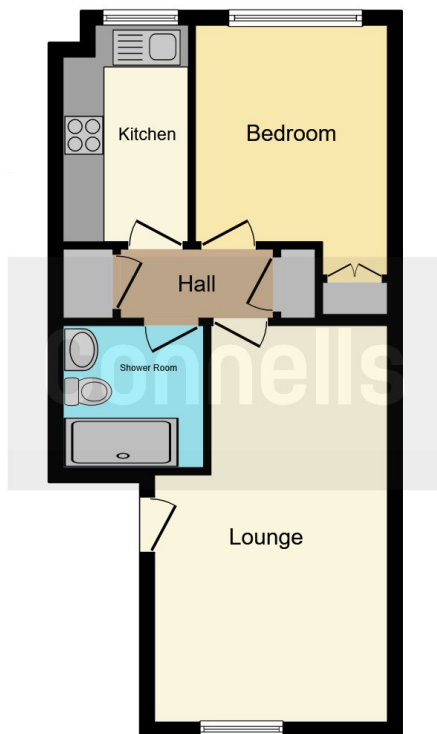
Rear Garden

Communal garden and residents parking.









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

To view this property please contact Connells on

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E burgesshill@connells.co.uk

21 Church Road
 BURGESS HILL RH15 9BB

EPC Rating: D

Council Tax
 Band: B

Service Charge:
 2000.00

Ground Rent:
 2000.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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