



Not for marketing purposes INTERNAL USE ONLY

Elizabeth Court
Burgess Hill

Elizabeth Court Burgess Hill RH15 9HS

for sale guide price
£285,000



Property Description

Situated approximately one mile from Burgess Hill town centre is this beautifully presented two bedroom, two bathroom apartment offering open plan living plus allocated and visitors parking. The property comprises in brief: communal entrance, entrance hall, open plan lounge/dining room and kitchen, two bedrooms and two bathrooms. Burgess Hill town centre offers a range of shops, bars, restaurants, cinema and main line railway station offering regular services to London, Gatwick Airport and the South Coast. Internal viewing's are highly recommended.

GUIDE PRICE - £285,000 - £295,000.

Entrance Hall

Double glazed door to the front of the property. A video and call intercom system. Stairs to the first floor and carpet is laid.

Lounge/Kitchen/Dining

22' 3" max x 17' 7" max (6.78m max x 5.36m max)

Open plan living/kitchen/ dining space.

Lviing/Dining Room

A double glazed window to the side of the property. 2 French doors leading to a Juliet balcony. 2 further double glazed floor to ceiling length windows to the side of the property. A large storage cupboard and a

radiator. Laminate flooring is laid.

Kitchen

Eye and base level units with worktops and a stainless steel sink/drainner. A built in electric oven with a gas hob and extraction hood overhead. Integrated washing machine, fridge/freezer and dishwasher. Laminate flooring is laid.

Bedroom One

17' 8" max x 10' 7" max (5.38m max x 3.23m max)

2 double glazed windows to the rear of the property. A radiator and a double fitted wardrobe. Carpet is laid.

Ensuite

A double walk in shower cubicle with a rainfall showerhead. A low level W.C. and a wash hand basin with storage underneath, and a large mirror above. An extractor fan and vinyl flooring is laid.

Bedroom Two

16' 10" max x 8' 11" max (5.13m max x 2.72m max)

Double glazed window to the rear of the property. A radiator and a fitted cupboard. Carpet is laid.

Bathroom

A panel bath. A low level W.C. and a wash

hand basin with storage underneath and a large mirror. A towel radiator and an extractor fan. Vinyl flooring is laid.

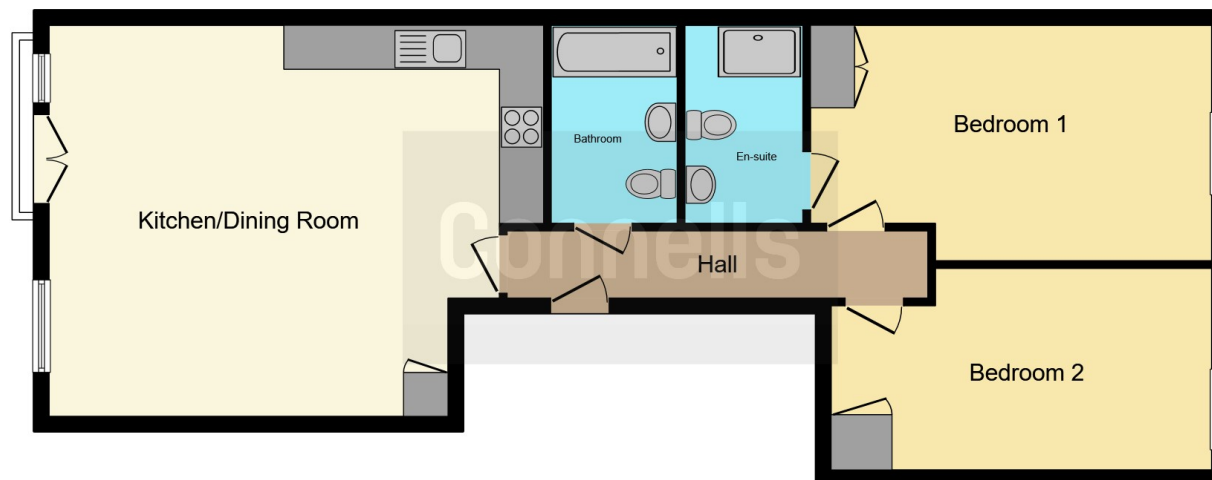
Parking

Allocated 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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21 Church Road
 BURGESS HILL RH15 9BB

EPC Rating: B Council Tax
 Band: C

Service Charge: 952.00 Ground Rent:
 250.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. 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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