



**Connells**

Priory Court Craftmans Crescent  
BURGESS HILL



### Property Description

GUIDE PRICE £300,000 - £310,000 A stunning, spacious and modern, two double bedroom apartment which was built in 2019 by award winning builder Croudace Homes. The property comes with the remainder of the 10 year NHBC build warranty. Internally the accommodation briefly comprises of: entrance hall with storage cupboards & loft storage, lounge/dining room, fitted kitchen with integrated appliances, two double bedrooms with fitted wardrobe in bedroom one plus an en suite shower room. Outside offers an allocated parking space along with additional visitor bays. bike shed & bin store and video entry system.

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

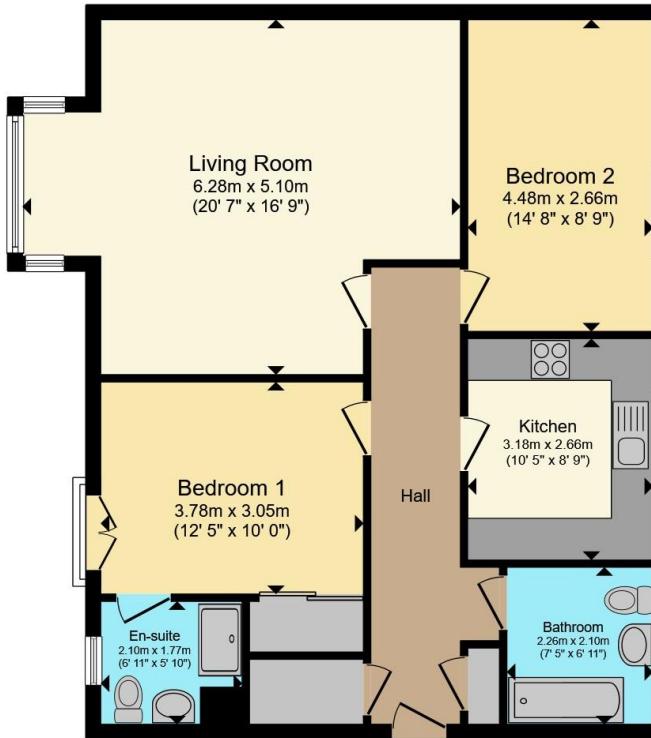
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Total floor area 82.4 m<sup>2</sup> (887 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01444 241 626**  
**E [burgesshill@connells.co.uk](mailto:burgesshill@connells.co.uk)**

21 Church Road  
 BURGESS HILL RH15 9BB

EPC Rating: B  
 Council Tax  
 Band: C

Service Charge:  
 1600.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BGH405790](http://connells.co.uk/Property/BGH405790)**

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Jul 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.

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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Property Ref: BGH405790 - 0005