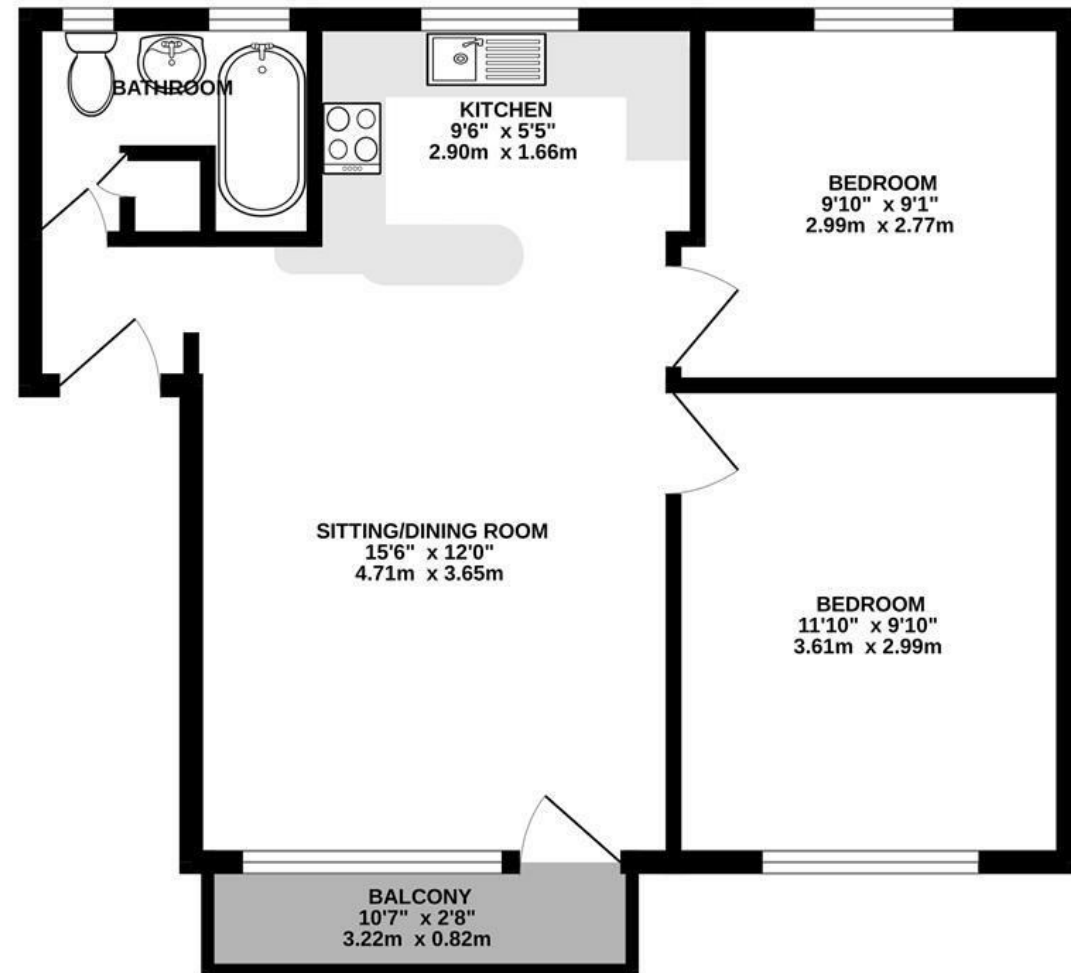
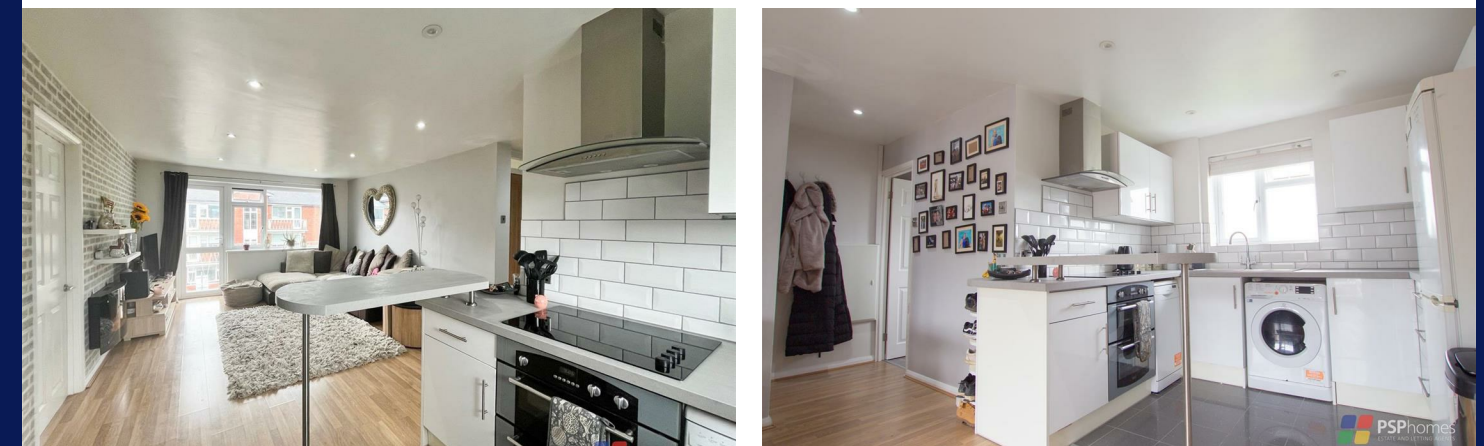


GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92-100) A | | (02 phs) A | |
| (81-91) B | | (01-01) B | |
| (69-80) C | | (00-00) C | |
| (55-68) D | | (05-05) D | |
| (39-54) E | | (09-04) E | |
| (21-38) F | | (17-08) F | |
| (0-20) G | | (1-00) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |



37 Keymer Court, Burgess Hill, RH15 0AA

Guide Price £215,000 Leasehold



VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

www.psphomes.co.uk



37 Keymer Court, Burgess Hill, RH15 0AA

- * Two double bedroom flat
- * Walking distance to Burgess Hill mainline train station
- * Extended lease with 141 years remaining
- * Parking available
- * Balcony
- * Refurbished throughout

A delightful top floor flat presented to a clean and neutral colour scheme throughout, having undertaken full refurbishment in recent years, by the current owners. Located in the development of Keymer Court the flat, is tucked away but ideally situated within a short walk of Burgess Hill mainline train station and Town Centre.

Access via communal entrance, the flat comprises entrance hall with opening to a large sitting/dining room measuring approximately 15'6" x 12", with smart control LED lighting allowing you to create the perfect colour or ambiance for any occasion. From the living room is an open plan kitchen with oven and hob, freestanding appliances including fridge/freezer, washing machine and dishwasher. The kitchen provides ample storage and enjoys views to the South of mature trees and a breakfast bar opening to living/dining room. The flat also benefits from a balcony from the living room with space for small table and chair, ideal to relax and enjoy a cup of tea or coffee in the morning or alfresco dining in the evening.

The two bedrooms are both double bedrooms leading from the living room, with the main bedroom to the front and measuring approximately 11'10" x 9'10". Bedroom two is to the rear enjoys views to the South of mature trees and the South Downs in the distance. The bathroom is a modern white suite with airing cupboard, wc, wash basin, whirlpool bath with shower over including rain fall shower head.

Further Attributes

The property has been fully refurbished in recent years with works including; rewired, chrome electricity sockets and light switches, new plumbing system, new front door to current fire regulations and re-plastered throughout. There are some extra touches for modern living including smart oil filled electric heating with app controls, Smart LED lighting with colour controls through the living room and main bedroom. Further attributes include double glazing throughout and new roof in 2023.



Location

Tucked away but ideally located with Burgess Hill's town centre on your doorstep which provides shopping facilities at The Martlets, including a Waitrose as well as several long established independent stores, restaurants, bars and pubs. Burgess Hill's mainline station provides regular commuter services to London (Victoria/London Bridge is 53 mins), Gatwick International Airport (17 mins) and Brighton (15 mins).

For fitness fanatics, the Triangle Leisure Centre has swimming pools, squash courts and a gym with various classes. The town is surrounded by gorgeous villages including Ditchling, Cuckfield and Hurstpierpoint - each with country pubs that are perfect for a Sunday Roast and historic High Streets for boutique shopping. By car, surrounding areas can be accessed via the A23, which lies under 3 miles west at Hickstead and leads to the M23/M25 motorway network.

Finer Details

Leasehold - 141 years remaining
Service Charge - Approximately £1200 per annum
Ground Rent - £0
Council Tax Band B
Parking Permits available -£50 per annum

