



For Sale: OIEO £175,000 Leasehold
Wynstay,, RH15

- One Double Bedroom
- Balcony
- Far Reaching Views
- Easy Reach of Burgess Hill Train Station

Arington 

Arington are pleased to offer for sale this one double bedroom apartment with far reaching South / West views towards the South Downs and within easy reach of Burgess Hill Train Station and Town Centre. The apartment is located in an apartment block containing a communal lift, communal gardens and resident parking. The apartment benefits from South / West facing bedroom and living room windows and balcony all with far reaching views and consists of an entrance hall with storage cupboard, bathroom with walk in shower, double bedroom, fitted kitchen and living / dining room with storage cupboard and door to the balcony. Double Glazed. Electric heating and hot water. Council Tax Band: B. EPC: D.

- Communal Hallway** Door to...
- Entrance Hall** Cupboard housing immersion tank. Doors to...
- Bathroom** Fitted with a white suite comprising of a pedestal basin, low level WC and double shower tray with glass shower screen and electric shower. Part tiled walls. Bathroom cabinet. Mirror. Extractor fan.
- Double Bedroom** South / West facing window. Electric heater.
- Living / Dining Room** Cupboard. Electric heater. South / West facing window with door opening to...
- Balcony** South / West facing with far reaching views.
- Kitchen** Fitted with a range of wall and floor units with wood effect worktop with inset single sink with drainer and four point electric hob with oven under and stainless steel extractor over. Part tiled walls. North / West facing window.
- Other** Lease: 135 years from 1st April 1983. Approx. 94 years remaining.
Ground Rent: £10 per annum.
Service Charge: From the 1st April 2024 the charge is £194.56 per month, equating to £2,334.72 per annum
Parking: Residents parking for one private and currently taxed vehicle.
Double Glazed Throughout
Electric Heating and Water.
Mains water and waste.
There is no gas supply.

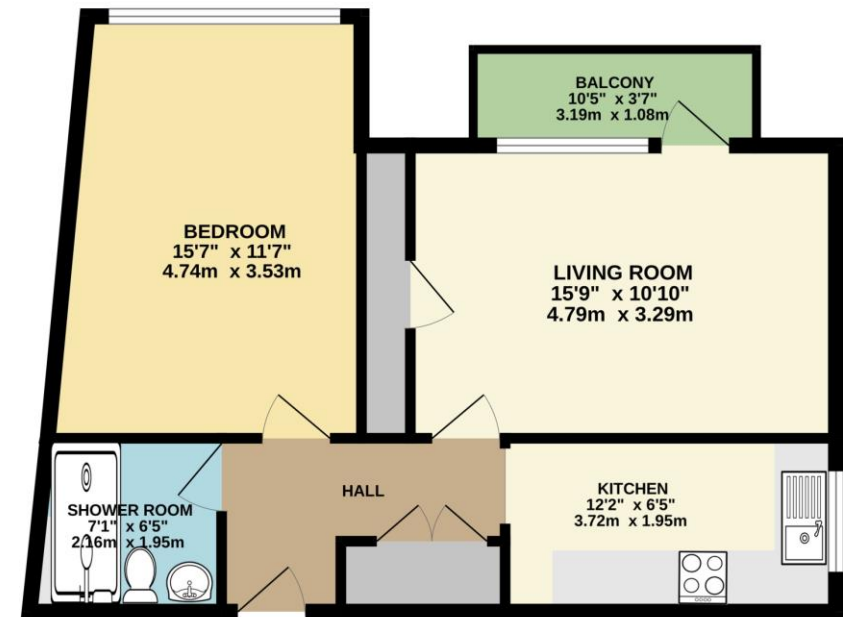


Room Details

Bathroom	7'1" max x 6'5" max (2.16m max x 1.96m max)
Double Bedroom	15'7" max x 11'7" max (4.75m max x 3.53m max)
Living / Dining Room	15'9" max x 10'10" max (4.80m max x 3.30m max)
Balcony	10'5" max x 3'7" max (3.18m max x 1.09m max)
Kitchen	12'2" max x 6'5" max (3.71m max x 1.96m max)

WYNNSTAY

546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 546 sq.ft. (50.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

