

FOR SALE



Amberley Mews

1 Bedroom, 1 Bathroom, Flat

Guide Price £175,000



OVERVIEW

Martin & Co are delighted to bring this 1 bed ground floor flat to the market. The living accommodation comprises a modern open plan lounge, with a fully fitted kitchen with integrated appliances. Good sized double bedroom. The property comes with its own allocated parking space and is within easy walking distance of Wivelsfield mainline station offering direct services to London and the South coast.

KEY FEATURES

One Bedroom Ground Floor Electric Heating Allocated Parking Communal Garden Leasehold No Onward Chain

DESCRIPTION

A great opportunity to purchase this ground floor one bedroom modern apartment in an ideal location for those living locally and for commuters alike as Wivelsfield train station is within walking distance . Situated in a select residential mews cul-de-sac, between Burgess Hill and Wivelsfield train stations and local amenities. This well presented property offers: Ground floor with entrance hall leading to open plan living accommodation, a good size bedroom and bathroom. Outside the property benefits from the use of the communal garden, there is also allocated parking.

LOCATION

Burgess Hill is situated in the Sussex Weald, 10 miles

- One Bedroom
- Ground Floor
- Patio Doors Leading To Communal Garden
- Fitted Kitchen With Integrated Appliances
- Open Plan Kitchen/ Lounge /Diner
- One Double Bedroom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(16 km) north of Brighton, and about 4.5 miles (7.2 km) south of Haywards Heath. Lewes, in East Sussex, is 12 miles (19 km) southeast of Burgess Hill, and the larger town of Horsham is 15 miles (24 km) to the northwest. Crawley, a major settlement is 13 miles (21 km) to the north, and Gatwick Airport is 16 miles (26 km) in the same direction.

Burgess Hill town centre with its comprehensive range of shops, bars and restaurants is approximately 3/4 mile away. The larger villages of Hassocks and Hurstpierpoint are 5 to 10 minutes drive away from the town centre, to the south and southwest respectively. Albourne, Ansty, Bolney, Clayton, Ditchling, Ditchling Common, East Chiltington, Goddards Green, Hickstead, Jacob's Post, Keymer, Plumpton, Plumpton Green, Sayers Common, Streat, Twineham, Westmeston, Wivelsfield (which has given its name to a railway station in Burgess Hill), and Wivelsfield Green are other nearby villages.

Council Tax Band: B - Local Authority Mid Sussex District Council - 2026/2027 - £1,923.34

EPC 'C'

Tenure: Leasehold - 82 years Remaining

No onward Chain

Annual Service Charge £ - Ask Agent

Annual Ground Rent £ - Ask Agent

SERVICES

All mains services connected.

Water,

Drainage,

Electricity.

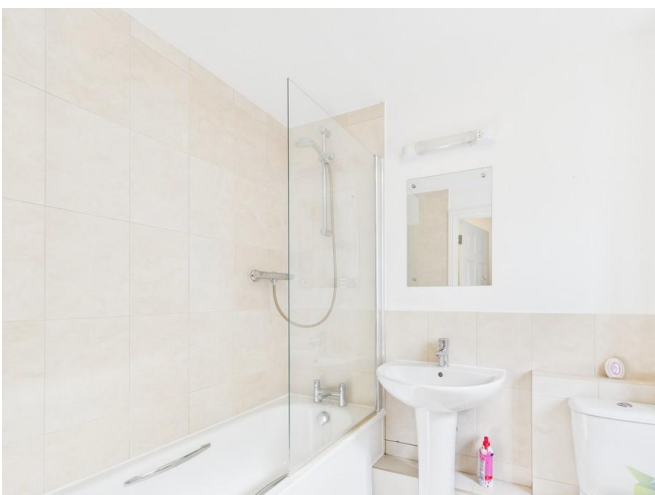
Electricity - EICR - valid until 24/10/2030

DISCLAIMER

All material information has been provided to us by the seller, this is accurate to us to the best of our knowledge and is provided in good faith. Your legal representative should verify this information through enquiries raised during the conveyancing process.

IDENTITY CHECKS

Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use an online service to verify your identity provided by HIPLA. The cost of these checks is £50 inc. VAT per purchase which is paid in advance, directly to HIPLA. This charge is non-refundable under any circumstances.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.