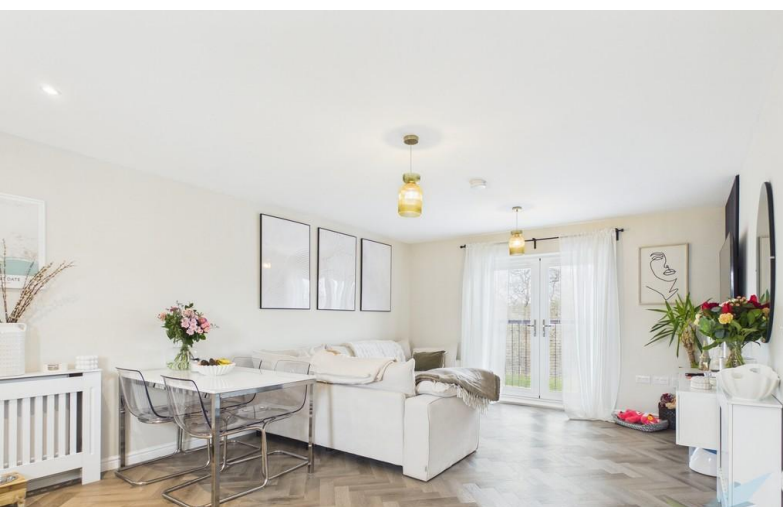


FOR SALE



Icarus Avenue, Burgess Hill

2 Bedrooms, 1 Bathroom, Apartment

Guide Price £260,000





Guide Price of £260,000 to £270,000

Icarus Avenue, Burgess Hill

2 Bedrooms, 1 Bathroom

Guide Price £260,000

- Private Entrance Hall
- 2 Bedrooms
- 1st Floor
- Juliette Balcony
- One Bathroom

OVERVIEW

An exceptional two bedroom first floor apartment, beautifully presented in a tasteful palette through out.

Built in 2020 by Charles Church, this superb home occupies a desirable position, enjoying views across open fields and woodland, interwoven with pathways, bridleways and play areas.

Forming part of the popular Croft development just off Kingsway, Icarus Avenue offers the perfect balance of convenience and countryside surroundings . A new Morrisons Daily store is located in the next block and the town centre lies approximately one mile away.

ACCOMMODATION

The accommodation is accessed via a secure communal entrance with video intercom system. A bright and spacious private hallway sets the tone for the quality within.



The impressive dual-aspect kitchen/living/dining room is undoubtedly the heart of the home, bathed in natural light from full length double doors with Juliette balcony and perfectly positioned to take in the open views. The contemporary kitchen is fitted with a range of sleek white cabinetry complemented by integrated cooking appliances and fridge freezer, washing machine and dishwasher.

There are two well proportioned bedrooms and a stylish bathroom fitted with a modern white suite and attractive tiling.

OUTSIDE

Externally the property benefits from communal gardens, an allocated parking space and visitor



parking.

FURTHER FEATURES

Gas fired central heating (Combination boiler) UPVC double glazing and the remainder of the NHBC warranty. Stylish herringbone flooring.

TENURE- Leasehold - 999yrs from 2020 (993years remaining)

Ground Rent. None

Service charge £1,993.72 current year

EPC - 'B'

Council tax band 'C' (Local Authority Mid-Sussex District Council)

AGENTS COMMENTS

From the moment we first visited this property, we were immediately struck by the exceptional standard of presentation. The current owner has maintained the

apartment impeccably. With a clear eye for detail and thoughtful approach to styling that enhances both the light and space throughout. The result is a home that feels elegant, calm and effortlessly welcoming - truly turnkey in every sense.

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

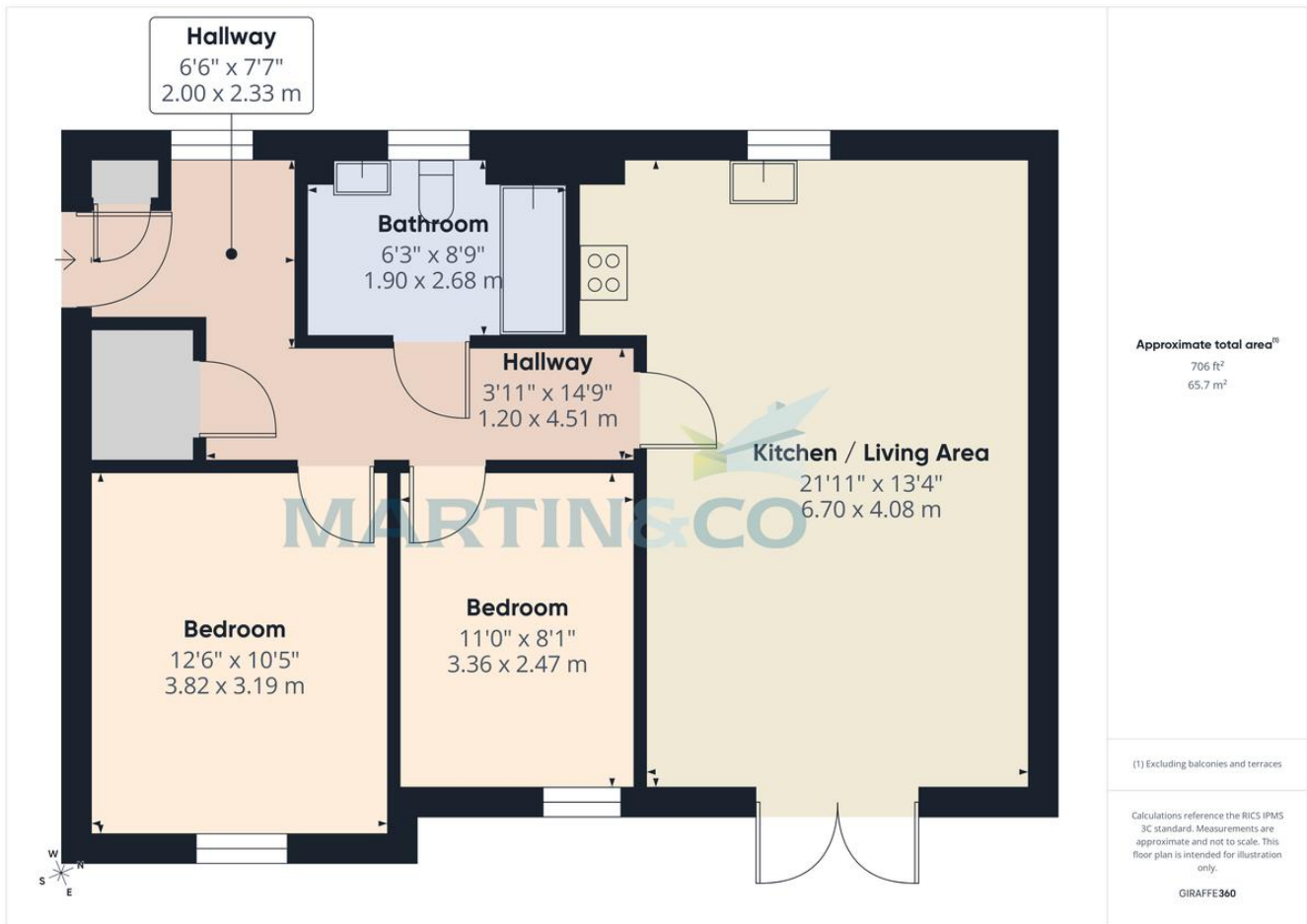
Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use an online service to verify your identity provided 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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