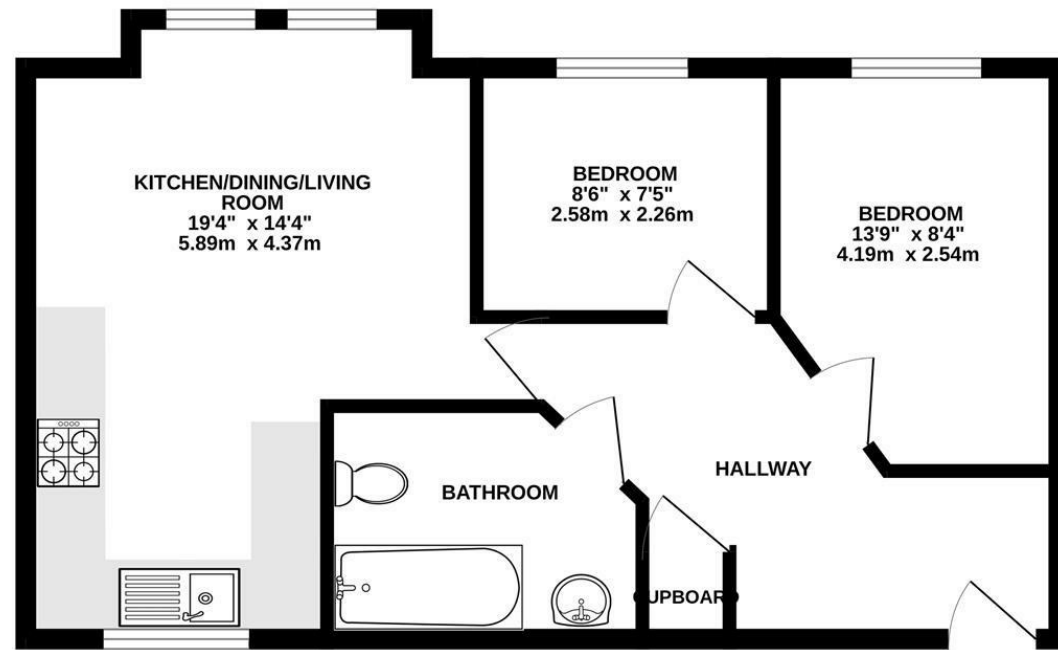
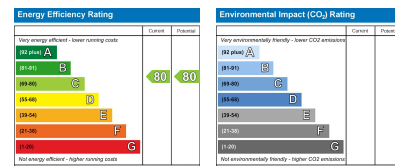


GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 491 sq.ft. (45.6 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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Flat 1, Ash House 10 Orchard Close, Burgess Hill, RH15 0GL

Guide Price £220,000 Leasehold

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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.

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## Flat 1, Ash House 10 Orchard Close, Burgess Hill, RH15 0GL

- \* Two bedroom ground floor apartment
- \* Open plan kitchen/living room
- \* Allocated parking & number of visitor spaces
- \* Communal gardens & bike storage
- \* Short walk of Wivelsfield mainline train station
- \* Quiet development, with countryside walk on your doorstep

A very well-presented two-bedroom ground floor apartment, ideally situated within a quiet and well-maintained development, just a short walk from Wivelsfield mainline train station. With beautiful countryside walks right on the doorstep, this property offers the perfect balance of convenience and lifestyle.

An excellent opportunity for first-time buyers, investors, or those looking to downsize, the apartment provides comfortable, low-maintenance living in a quiet location.

### The Accommodation

Accessed via a communal entrance hall with a secure phone entry system, the apartment opens into a welcoming entrance hall with space for coats and shoes. Doors lead to a useful storage cupboard, the living room, bathroom, and both bedrooms.

The open-plan kitchen/living room is a bright and spacious dual-aspect room, featuring a bay window to the front and measuring approximately 19'4" x 14'4". This versatile space comfortably accommodates both living and dining furniture and is flooded with natural light. The kitchen is well equipped with ample worktop and cupboard space, an integrated oven and hob, and designated space for a fridge/freezer, washing machine, and tumble dryer.

The main bedroom is a well-proportioned double room, while the second bedroom, also a double, offers excellent flexibility and could equally serve as a home office or guest room.

The bathroom is fitted with a white suite, comprising a bath with shower over, WC, and wash basin, completing this well-presented and practical home.



### Outside

The development benefits from well-maintained communal grounds, providing a pleasant and tidy environment for residents. The property also comes with one allocated parking space and a number of visitor spaces.

### Location

Orchard Close is very conveniently located to take advantage of Wivelsfield main line station (located within 0.7 miles), with regular services to London (London Bridge and London Victoria) and Brighton, as well as everyday shopping facilities at Worlds End and a well regarded primary school. Orchard Close is also adjacent to neighbouring fields ideal for countryside walks and a short walk to Bedelends Nature Reserve. For more extensive shopping Burgess Hill offers a choice of three supermarkets in the form of Waitrose, Tesco and Lidl. Janes Lane Recreation Ground is also nearby with football pitches and a playpark. By car, the A23(M) lies 4.5 miles west at Hickstead and provides swift links to the M23/M25 motorway network.

Surrounded by stunning countryside and picturesque villages including Hassocks and Ditchling, the area offers a perfect balance of semi-rural charm and modern convenience.

### The Finer Details

Tenure: Leasehold  
Lease: 109 years remaining  
Ground Rent: Approx. £250 per annum  
Service Charge: Approx £2,001 per annum  
Local Authority: East Sussex  
Council Tax Band: B  
Available Broadband Speed: Ultrafast (1800 mbps)

