



All enquiries Ref: James Paterson



- Long leasehold first floor self-contained flat requiring modernisation
- Full vacant possession

#### Location:

The property is situated on Woodland Avenue between its junctions with Cants Lane and Northway. Public transport links include Wivelsfield and Burgess Hill mainline rail stations together with a network of local bus services serving the surrounding vicinity. Road links include the A23, A22, M23 and A272. Shopping amenities can be found locally within Burgess Hill with an extensive range of shops, bars and restaurants being found in Crawley to the north and Brighton to the south. Recreational pursuits can be found locally at the open spaces of Worlds End Playground and Bedelands Nature Reserve.

#### Description:

Long leasehold first floor self-contained flat requiring modernisation.

#### Accommodation:

First floor: Two bedrooms, reception room, kitchen, bathroom/WC, entrance hallway

Outside: Garden

Gross Internal Area GIA (Source: EPC): Approximately 66 sq m (710sq ft)

EPC rating: C

Council Tax Band: A

#### Lease:

Sold with the benefit of a new long lease for a term of 125 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

