

MARCHANTS



JUNCTION CLOSE, BURGESS HILL, WEST SUSSEX, RH15 0NZ



A pleasant ground floor one bedroom flat within walking distance from railway station and local shops. Benefits include a large living room opening out to conservatory, private patio style rear garden, fully fitted kitchen with appliances, modern shower room, fitted wardrobe in the bedroom and allocated parking space plus visitors parking (subject to availability). **The property is available from April 2026 on a 12 month tenancy agreement.**

- Ground Floor Flat
- One Bedroom
- Large Living Room & Conservatory
- Private Courtyard Garden
- Allocated Parking Space
- Kitchen with Appliances Included
- Within 0.5 Miles of Mainline Station
- Available from April 2026



£1,200 PCM

1 Keymer Road, Hassocks, West Sussex, BN6 8AE

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Marchants Lettings: Marchants Limited, Registered in England & Wales company number 04702251 with registered office being at 1 Keymer Road, Hassocks, West Sussex, BN6 8AE.

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LOCATION

Junction Close is situated just off Junction Road, close to Wivelsfield Railway Station and a small parade of shops which include a convenience store, post office, launderette, barbers and fish bar. Just under 1 mile further you can find various eateries and larger food/convenience stores. Bus routes are located along Junction Road, along with a primary school and recreation park. Burgess Hill is a developing market town with a pedestrian shopping centre and mall.

PROPERTY DESCRIPTION

Communal **LOBBY** with fuse cupboard. Solid front door with spy hole entering into;

HALLWAY Built-in coat cupboard, built-in airing cupboard housing a hot water tank and slatted shelving.

LIVING ROOM A spacious west facing room with two radiators, phone socket, central heating thermostat, door to kitchen and door to;

CONSERVATORY Fully double glazed, power points, ceramic tiled floor and double doors to private patio garden.

KITCHEN Well fitted with a good range of modern kitchen furniture including a generous wood effect worktop with inset stainless-steel sink. Base cupboards, drawers and wall mounted cupboards, wall mounted 'Worcester' gas central heating boiler, ceramic tiled splashback, vinyl flooring. Appliances include 'Electrolux' electric oven, 'Electrolux' gas hob with extractor over, 'Bosch' fridge freezer and a 'Beko' washing machine.

BEDROOM With radiator, window shutters and double built-in wardrobes with mirrored sliding door doors.

SHOWER ROOM Fitted with a modern white suite comprising a quadrant glazed shower enclosure with an 'Aqualisa' thermostatic shower and drop-down seat. Vanity wash basin, toilet, toiletry shelf, medicine cabinet, ladder style towel warmer, extractor fan, ceramic wall and floor tiling.

OUTSIDE

REAR GARDEN A private patio style and well enclosed garden being laid to paving stones. Outside water tap and water butt. Gate to rear path leading to the side of the block. Wooden **SHED** for storage.

Allocated **PARKING SPACE** for one vehicle only.

VISITORS PARKING (4 bays available for this area on a first come, first served basis). Parking in visitors bays have restrictions. Residents use the 'Sipi' app and all vehicle need to be registered prior.

TENANCY DETAILS

AVAILABLE ON A 12 MONTH TENANCY

SUBJECT TO A SUPERIOR LEASE - YES

HOLDING DEPOSIT - £200 (or equivalent to 1 weeks rent if less)

TENANCY DEPOSIT - £1,384.00 (equivalent to 5 weeks rent)

AVAILABLE FROM - April 2026

ADDITIONAL INFORMATION

BROADBAND TYPE - FFTP

UTILITIES - MAINS

RESTRICTIONS/RIGHT OF WAYS/EASEMENTS/FLOOD RISKS - YES

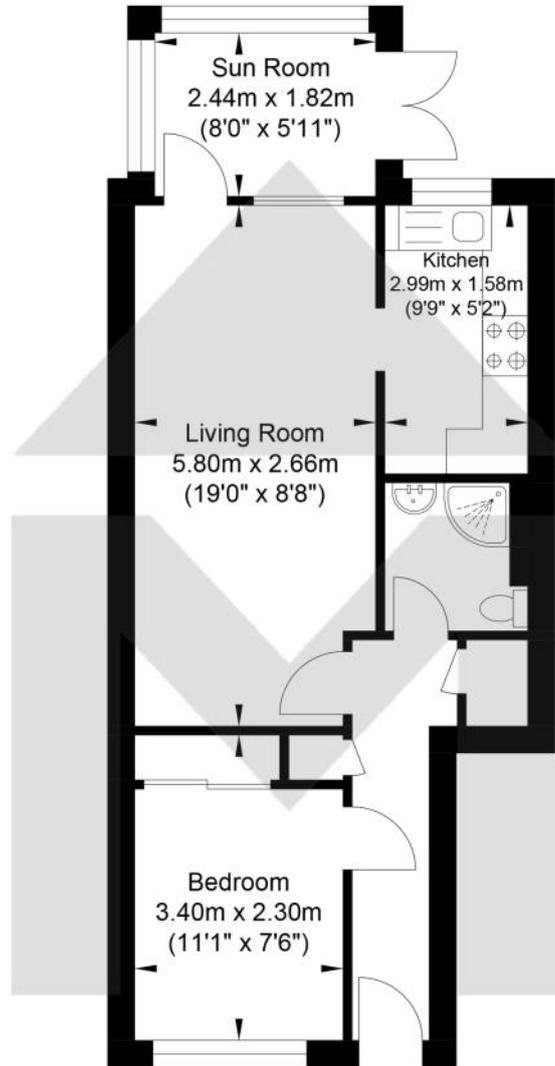
ENERGY EFFICIENCY RATING: C

COUNCIL TAX BAND: B

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FLOORPLAN



Ground Floor
Approximate Floor Area
443.79 sq ft
(41.23 sq m)



Approximate Gross Internal Area = 41.23 sq m / 443.79 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

TO APPLY, PLEASE GET IN TOUCH.

PLEASE NOTE: All tenancies made from 01/08/2025 likely be subject to changes of the renters reform bill. Internal photographs must not be taken without the permission of the agent or the landlord. 52445/13JUNCLO/BAG/MMXXV0316

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