Flat 2, Deerbrook 91 Dunstall Avenue,
Burgess Hill, West Sussex, RH15 8PJ
Guide Price £210,000 Leasehold

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ESTATE AGENTS

A Well Presented One Bedroom Ground Floor Flat in a Popular Location in Burgess Hill Benefitting from an Allocated Parking Space.

Situation

Deerbrook is a three storey block situated on the Northern side of Burgess Hill within easy reach of shops and schools, also providing swift access to the A23/M23. Burgess Hill town centre and main line railway station are approximately one and half miles away. Burgess Hill rail station provides direct Thameslink services to London Bridge & London Blackfriars, with London Bridge being reached in just over an hour. Burgess Hill sits on the edge of the South Downs National Park and is surrounded by lots of green open spaces. Brighton & the coast is approximately 10 miles away. Haywards Heath - another West Sussex town is positioned to the northeast and is approximately 4 miles away which also has a selection of shops & amenities.

Description

The accommodation comprises. communal entrance, communal entrance hall, entrance, entrance hall leading to the bright and spacious open plan kitchen/living/dining area with modern fitted kitchen including space and plumbing for washing machine.

Double bedroom and modern fitted bathroom with Jack and Jill door from the hall and bedroom. Hallway storage cupboard.

The property further benefits from gas central heating, double glazing, one allocated parking space and a video entry phone system.

Large communal bike shed for all residents.

Years remaining on the lease is 984 years.

Service charge paid half yearly in advance , approximately £710.00.

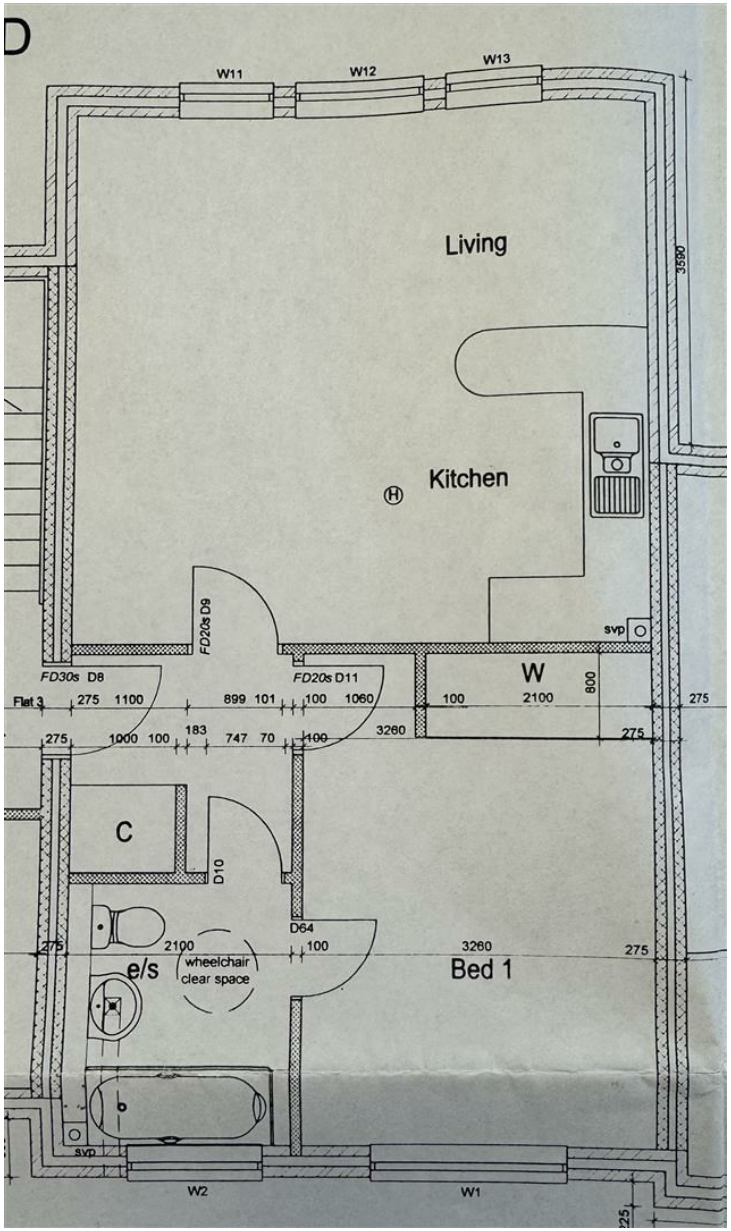
Property Information

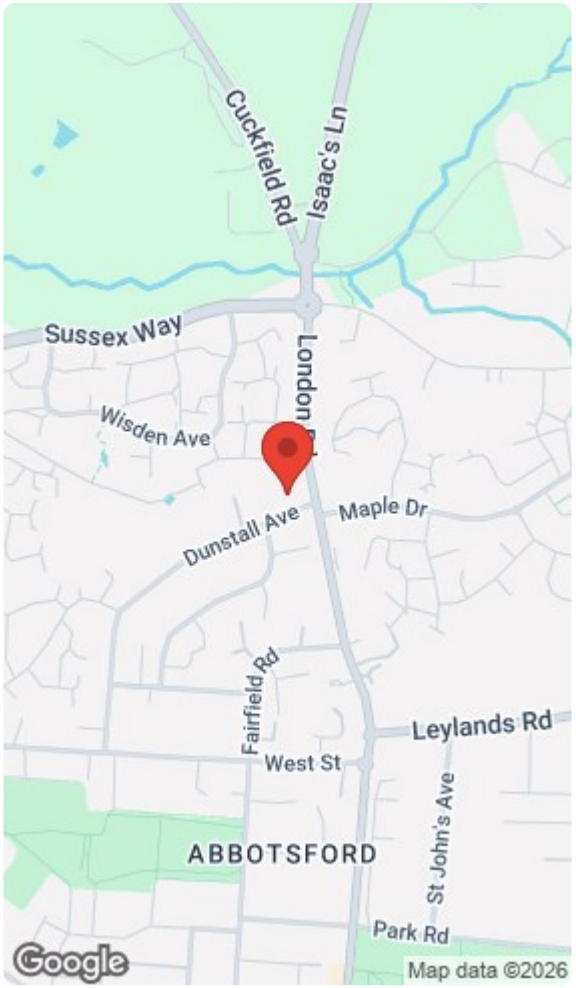
Council Tax Band B: £1923.34 2026/2027
Utilities: Mains Gas & Electric. Mains water & sewerage
Parking: Allocated parking space
Broadband: Standard 12 Mbps, Superfast 45 Mbps (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.

DEERBROOK
91 Dunstall Ave





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

Viewings by appointment only

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