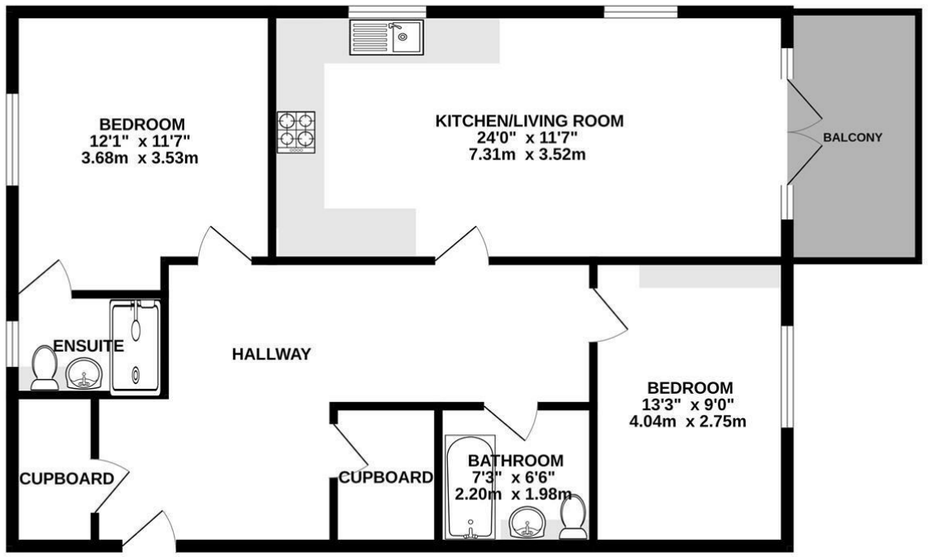
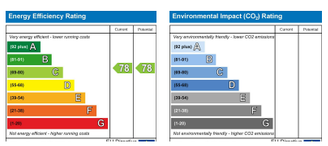
GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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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.







Flat 6, 61 Celandine Gardens, Burgess Hill, RH15 8ZR

Price Range £300,000 Leasehold

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Flat 6, 61 Celandine Gardens, Burgess Hill, RH15 8ZR

* Modern second-floor apartment built in 2025
* Two spacious double bedrooms
* Open-plan kitchen/living room with balcony
* Views across neighbouring fields
* Allocated parking with EV charger
* Remainder of NHBC warranty

PRICE RANGE £300,000 - £315,000

A spacious and contemporary second-floor apartment, built in 2025 by Bellway and situated within the sought-after Fallow Wood View development. Occupying a private position within a small block of just six apartments, the property benefits from allocated parking with EV charging points and is presented to an excellent standard throughout. Designed with modern living in mind, the apartment features high ceilings and large windows, creating a bright and airy feel with an abundance of natural light. A particular highlight is the private balcony, which enjoys attractive views across neighbouring fields. The well-planned accommodation comprises two generous double bedrooms, a modern family bathroom, en-suite shower room, and an impressive open-plan kitchen/living space, ideal for both everyday living and entertaining.

The Apartment

Accessed via a well-maintained communal entrance, the apartment comprises a welcoming entrance hall fitted with a secure video entry system, two large storage cupboards, and doors leading to all principal rooms.

The impressive open-plan kitchen/living room is dual aspect, creating a wonderfully bright and spacious environment. The contemporary kitchen is fitted with a stylish range of units, integrated AEG appliances, ample worktop space, and generous cupboard storage, while also enjoying pleasant views across the neighbouring fields. Measuring approximately 24'0" x 11'7", the room provides ample space for both dining and seating areas, making it ideal for modern living and entertaining. A door opens onto the private balcony, which enjoys an easterly aspect.

The principal bedroom is a spacious double room complemented by a modern en-suite shower room. Bedroom Two is also a well-proportioned double bedroom, ideal for guests, family, or home office use. The main bathroom is finished in a contemporary style and fitted with a bath with shower over, wash basin, low-level WC, and heated towel rail.



Further Attributes

Further benefits include an allocated parking space with EV charging point, together with a number of visitor parking spaces within the development. The property also benefits from the remainder of the NHBC warranty, modern electric heating, and an energy-efficient air source heat pump supplying the hot water system.

Location

Fallow Wood View is a new development off Isaac's Lane, Burgess Hill with easy reach to Burgess Hill and nearby town Haywards Heath, with country walks nearby and easy transport links. Burgess Hill town centre provides a comprehensive selection of facilities, including a Waitrose supermarket, independent shops, tap rooms, restaurants, cafés, and leisure options such as The Triangle Leisure Centre. Ideal for commuters, the property benefits from excellent transport connections including road connection to A23/M23 for Brighton and Gatwick Airport. Burgess Hill Station and Wivelsfield Station provide regular direct services to London Victoria and London Bridge in around 50 minutes, along with convenient links to Gatwick Airport and Brighton.

The Finer Details

Tenure: Leasehold - 999 Year lease from 2025
Service Charge: Approx £1,395 per annum
Ground Rent: Approx £336 per annum
Local Authority: Mid Sussex District Council
Council Tax Band: C



