

18B Station Road, Burgess Hill

Burgess Hill

Guide Price £200,000





## 18B Station Road

### Burgess Hill

Newly converted 1-bed flat by train station, central town location. Modern refurb, open layout, integrated kitchen. Bright, versatile space with period features. Ideal for first-time buyers. Council Tax band: TBD

Tenure: Leasehold

- Brand New Conversion
- Brand New 999 Year Lease
- Beautifully Finished Kitchen with Integrated Appliances
- External Period Features
- In the Thick of Burgess Hill Town Centre
- Open Plan Living/Dining
- Modern Finish Throughout
- 1 Minute Walk to The Train Station
- 10 Year Structural Warranty



### **Open Plan Kitchen/Living/Dining Room**

20' 6" x 9' 8" (6.24m x 2.94m)

Brand New Modern Kitchen with Integrated Appliances, Including a Dishwasher, Washing Machine and Fridge Freezer.

### **Bedroom**

8' 10" x 8' 6" (2.69m x 2.58m)

Double bedroom.

### **Bathroom**

4' 7" x 5' 2" (1.39m x 1.57m)

A contemporary tiled bathroom comprising of a corner shower cubicle, vanity sink unit, WC and chrome heated towel rail.



## Open Plan Living Room/Kitchen

6.24 x 2.94 m  
20'5" x 9'7"



**Hallway**  
2.34 x 0.91 m  
7'8" x 2'11"

**Bathroom**  
1.39 x 1.57 m  
4'6" x 5'1"

**Bedroom**  
2.69 x 2.58 m  
8'9" x 8'5"

### Approximate total area<sup>(1)</sup>

31.4 m<sup>2</sup>  
339 ft<sup>2</sup>

### Reduced headroom

2.4 m<sup>2</sup>  
25 ft<sup>2</sup>

(1) Excluding balconies and terraces

### Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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