

FOR SALE



Wrentham House, 34 Junction Road
Guide Price £200,000


MARTIN&CO



Wrentham House, 34 Junction Road

1 Bedroom, 1 Bathroom

Guide Price £200,000

- Purpose Built Ground Floor Flat
- One Double Bedroom
- Fitted Wardrobes In Main Bedroom
- Modern Kitchen
- Contemporary Bathroom

OVERVIEW

Martin & Co Are Delighted To Offer For Sale This Beautifully Presented One-Bedroom Ground Floor Flat. Refurbished To An Excellent Standard By The Current Owner By The Current Owner Who Has Invested Considerable Time And Expense Into The Property Has Created A Stylish And Well Maintained Home Featuring A Modern Fitted Kitchen, Contemporary Bathroom With Electric Shower, Quality Flooring Carpets And Blinds Throughout Off Road Parking

ACCOMMODATION

Offering a practical and well proportioned Layout, the accommodation comprises a welcoming entrance hall, a contemporary bathroom finished in a stylish modern design and a beautifully appointed kitchen featuring attractive wall tiling , modern flooring, ample storage and space for a small dining table . The bright and spacious living room is enhanced by an attractive bay window, creating an abundance of natural light and a charming focal point. The double bedroom benefits from a fitted wardrobe whilst double glazing is installed throughout contributing to the property's comfort and efficiency .The property has been exceptionally well cared for and is offered in excellent decorative order, allowing a purchaser to move

straight in with minimal work required.

TENURE

Further benefits include an exception 999 year lease from from 2021 (approximately 994 years remaining) providing excellent long-term security and peace of mind for future owners .

SERVICE CHARGE - Ask Agent
GROUND RENT £0.

LOCATION

Ideally situated within a short distance of Burgess Hill town centre and mainline railway station .
The flat enjoys a highly convenient location whilst offering comfortable and modern living. An ideal purchase for first time buyers, downsizes or investors alike

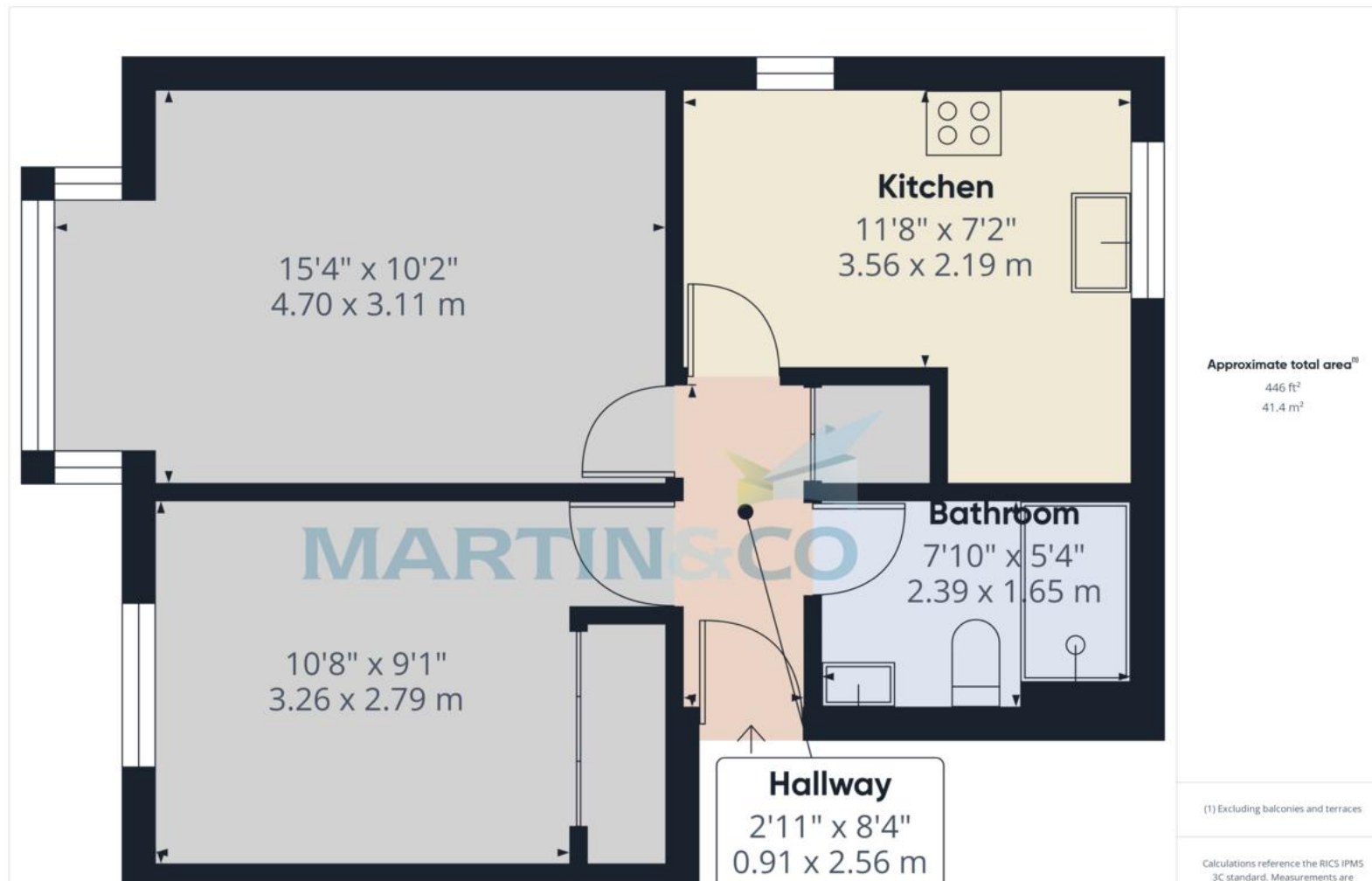
COUNCIL TAX Band B 2026/2027 £ £1,923.34 (Mid Sussex District Council)

EPC 'D'

IDENTITY CHECKS

Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use an online service to verify your identity provided by HIPLA. The cost of these checks is £50 inc. VAT per purchase which is paid in advance, directly to HIPLA. This charge is non-refundable under any circumstances.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.