



**Royal George Court London Road, Burgess Hill RH15 8LN**

**welcome to**

**Royal George Court London Road, Burgess Hill**

**\*\*BRAND NEW LEASE 999 YEARS\*\*SHARE OF FREEHOLD\*\*** Two-bedroom ground floor flat in a convenient location, close to local amenities. Burgess Hill Station is around a 15 minute walk with direct links to London, Gatwick and Brighton, perfect for commuters. Ideal for first time buyers & investors.





### Hallway

### Lounge/Diner

13' 10" x 13' 7" @ max ( 4.22m x 4.14m @ max )

### Kitchen

12' 2" x 6' 7" ( 3.71m x 2.01m )

### Bedroom One

12' 2" x 9' 3" @ max ( 3.71m x 2.82m @ max )

### Shower Room

### Bedroom Two

11' 2" x 7' 8" @ max ( 3.40m x 2.34m @ max )

### Bathroom

Total floor area 63.4 m<sup>2</sup> (682 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Royal George Court London Road, Burgess Hill

- BRAND NEW 999 YEAR LEASE
- SHARE OF FREEHOLD
- Ground Floor
- Two Bedrooms
- Additional Shower Room

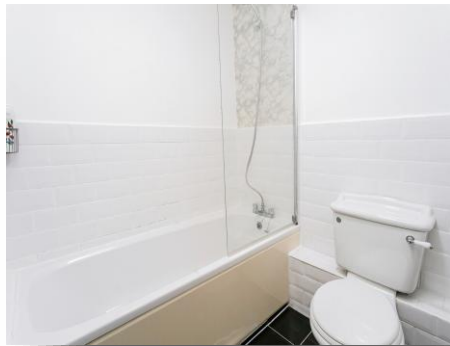
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1265.04

Ground Rent: 195.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



**view this property online** [fox-and-sons.co.uk/Property/BUH107081](https://fox-and-sons.co.uk/Property/BUH107081)

Please note the marker reflects the postcode not the actual property



Property Ref:  
BUH107081 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



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