Connells

Gordon House Gordon Road
Burgess Hill

# Gordon House  Gordon Road
# Burgess Hill RH15 0UE

for sale
**£190,000**

## Property Description

A beautifully presented first-floor one-bedroom apartment situated within Gordon House on Gordon Road, Burgess Hill. Offering stylish and well-maintained accommodation throughout, the property benefits from allocated parking and is ideally located close to the town centre, mainline railway station and local amenities.

The accommodation comprises a welcoming entrance hall with a generous storage cupboard, a bright and spacious lounge/dining room providing ample space for both relaxing and entertaining, and a contemporary fitted kitchen featuring a range of modern wall and base units with integrated appliances, including a Neff oven. The double bedroom is well-proportioned and complemented by a modern shower room finished to a high standard.

A particularly notable feature of the property is the extensive loft space, providing excellent additional storage rarely found in a one-bedroom apartment.

Externally, the property benefits from an allocated parking space, providing convenient off-road parking.

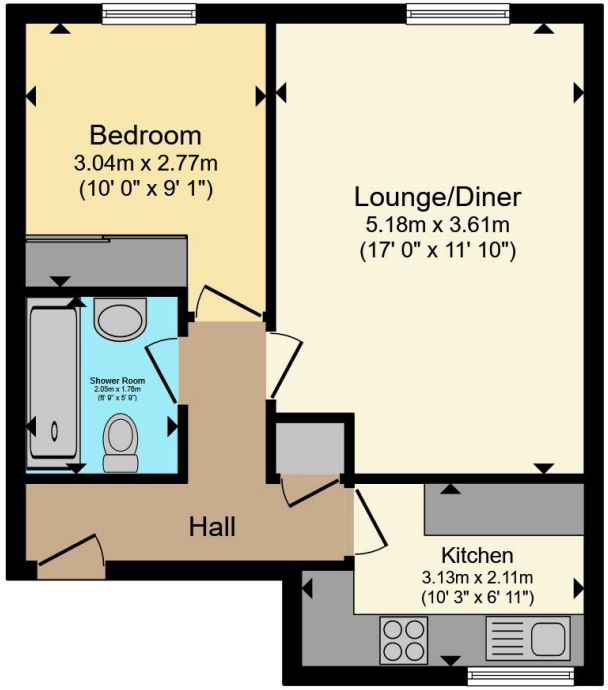
An excellent opportunity for first-time buyers, downsizers or investors, this attractive apartment combines modern living with a highly convenient location. Internal viewing is highly recommended.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Burgess Hill

Burgess Hill is a thriving West Sussex town with a rich history dating back to the arrival of the railway in the 19th century, which transformed it from a small rural settlement into the vibrant community it is today. The town offers an excellent range of amenities including independent shops, supermarkets, cafés, restaurants, leisure facilities and the popular Martlets Shopping Centre, together with highly regarded primary and secondary schools. Residents also benefit from the highly regarded Triangle Leisure Centre, which provides an extensive range of fitness, swimming and sporting facilities for all ages. For commuters, Burgess Hill benefits from two mainline railway stations, Burgess Hill and Wivelsfield, providing regular services to London, Brighton and Gatwick Airport. The town is also conveniently positioned for access to the A23/M23 motorway network, offering excellent road links to London, the South Coast and beyond, while nearby countryside and recreation areas provide a perfect balance of town and country living.




## First Floor

Total floor area 43.6 m² (470 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.propertybox.io

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To view this property please contact Connells on

**T 01444 241 626**
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21 Church Road
BURGESS HILL RH15 9BB

EPC Rating: C

Council Tax Band: B

Service Charge: 1644.00

Ground Rent: 60.00

Tenure: Leasehold

**view this property online connells.co.uk/Property/BGH405893**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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