



*in brief...*

*A good size one bedroom first floor retirement flat*

- Communal Entrance Hall
- Entrance Hall
- Kitchen
- Lounge/Dining Room
- Master Bedroom & Shower Room
- Communal Gardens & Residents Parking
- Age Restricted 55 Years and Over
- Council Tax Band B & EPC Rating C
- Managing Agents: Stuart Radley Associates Unit 5, Tungsten Building, George St, Portslade, Brighton BN41 1RA 01273 420606
- Lease: 99 years from 1986
- Maintenance: £1009.92 per annum to include Ground Rent



10 Tudor Gardens, Burgess Hill, West Sussex  
RH15 8TZ  
£165,000 Leasehold

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### *in more detail...*

A good size one bedroom first floor retirement flat situated in this purpose-built block of only 2 flats built in 1986 having been extensively modernised by the present owner. Tudor Gardens is made up of 15 retirement flats for over 55's and is surrounded by well-tended communal gardens. The accommodation comprises a communal entrance with security entry phone system, leading to a private entrance hall with fitted storage cupboards and airing cupboard. The kitchen was refitted in 2015 by Howdens with white gloss units complimented by black laminate worktops. Integrated appliances include; oven, hob, microwave, extractor fan, dishwasher and washing machine. The current owners also have a breakfast bar with space for a fridge freezer. A large dual aspect bay fronted lounge/dining room has ample space for table and chairs with an inner hallway leading to the master bedroom with fitted sliding wardrobes. The shower room was refitted in 2015 with a white suite. Outside there are communal gardens and residents parking. Prospective purchasers should note that there is an age restriction for residents of these flats which is 55 years and over.

**Benefits** include electric heating and uPVC double glazed windows (new in 2012).

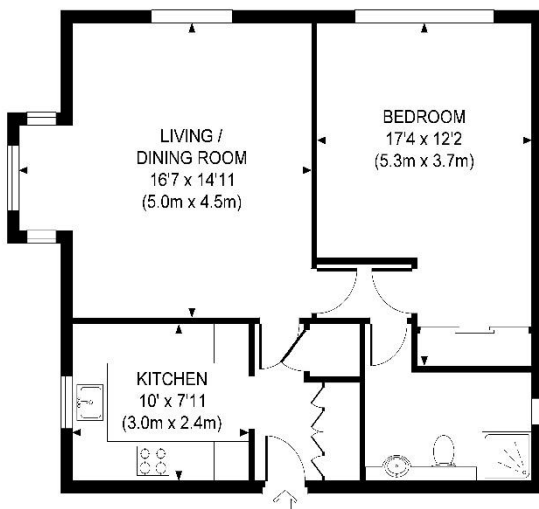
### *the location...*

There is so much within easy reach, from the city of Brighton, to historical Lewes, to the far reaching South Downs. Easy access to London and Brighton ensures family days out are popular and commuters are well catered for. There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and it is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or north to Pease Pottage to pick up the M23 for the M25.

**Stations:** Wivelsfield Mainline Railway Station (London Victoria/London Bridge 55 mins and Brighton 20 mins) 0.9 mile



Approximate Gross Internal Area  
615 sq ft / 57.1 sq m



## *more details from...*

call: Burgess Hill office: **01444 235665**

email: [bh@mansellmctaggart.co.uk](mailto:bh@mansellmctaggart.co.uk)

web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

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