

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

6 ST LUKES COURT, CRESCENT WAY, BURGESS HILL, WEST SUSSEX, RH15 8EF

COMMUNAL ENTRANCE – PRIVATE ENTRANCE – 16'9 x 9'8 LOUNGE

RE-FITTED KITCHEN – TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES

RE-FITTED BATHROOM – ELECTRIC HEATING

UPVC FRAMED DOUBLE GLAZED WINDOWS (RE-FITTED BY CLEARVIEW 1999)

ALLOCATED PARKING IN LARGE COMMUNAL GARAGE

WELL TENDERED COMMUNAL GARDENS – FAR REACHING VIEWS TO THE SOUTH DOWNS



PRICE .. £155,000 .. LEASEHOLD

DESCRIPTION

An immaculately maintained and tastefully decorated two double bedroom second floor flat having been completely modernised by the current owners, situated in this sought after block, built in 1973 with far reaching views to the South Downs and within a moments walk of the town centre. The accommodation comprises a communal entrance with stairs rising to the second floor, a private entrance hall, a 16'9 x 9'8 lounge, a kitchen, two double bedrooms both with built-in wardrobes and a bathroom. Benefits include electric heating and uPVC framed double glazed windows re-fitted in 1999 by Clearview. Outside, there is allocated parking in a large communal garage and well tended communal gardens mostly laid to lawn.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

01273 508955	01273 843377	01444 235665	01444 456431	01444 484084	01444 417600	01293 533333	01825 722288	01825 760770
BRIGHTON	HASSOCKS	BURGESS HILL	HAYWARDS HEATH	LINDFIELD	CUCKFIELD	CRAWLEY	NEWICK	UCKFIELD

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LOCATION

St Lukes Court occupies a pleasant central position in the heart of Burgess Hill. The town centre with its wide range of shops, undercover market and two screen cinema is just a short stroll as well as a number of recreational clubs and amenities. Road links to neighbouring towns are easily accessed and the A23 is only a five minute drive linking up to the M23/M25 motorway network. Burgess Hill mainline railway station is within a ten minute walk with the coast at Brighton 20 minutes and London Victoria 55 minutes away by rail.

The accommodation with approximate room measurements comprises:

COMMUNAL ENTRANCE stairs to the second floor, front door to the:

PRIVATE ENTRANCE HALL built-in storage cupboard, telephone point.

LOUNGE 16'9 x 9'8 large window overlooking the communal gardens with far reaching views to the South Downs and a window to the side aspect, TV point, electric heater.

RE-FITTED KITCHEN (2005) 8'10 x 8'4 one and a half bowl sink unit with mixer tap built into roll top worksurface with a range of floor and eye level cupboards, built-in electric oven, hob and extractor hood over, integrated fridge/freezer, plumbing for a washing machine, window to the side aspect, tiled floor.

BEDROOM 1 15'6 max x 8'10 **excluding** a built-in wardrobe, window to the front aspect with far reaching views to the South Downs, electric heater, TV and telephone points.

BEDROOM 2 13'3 x 9'3 **plus** a built-in wardrobe, window to the front aspect with far reaching views to the South Downs, TV and telephone points, electric heater.

RE-FITTED BATHROOM (2005) white suite comprising; enclosed bath with separate wall mounted power shower and glazed screen, wash basin with cupboard below, low level WC, built-in airing cupboard housing the hot water cylinder with shelving to one side, fully tiled walls and floor, extractor fan.

OUTSIDE

COMMUNAL GARAGE providing allocated parking.

COMMUNAL GARDENS mainly laid to lawn.

Lease:	New 99 year lease from 2007
Maintenance Charge	£800 per annum.
Ground Rent:	£25 per annum.
Council Tax:	Band B (2008/09 = £1,113.17)
Managing Agents:	Estate & Property Management, The Priory, Haywards Heath, RH16 4DG. Tel: (01444) 410069

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART LTD

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