urban moves

ALL THE RIGHT VALUES

£270,000 Leasehold

Icarus Avenue, Burgess Hill, West Sussex RH15 0UW

- Ground Floor
- Spacious, Naturally-Lit Entrance Hall
- Two Good-Sized Double Bedrooms
- Parking Space
- Approx. 712 Sqft Gross Internal Area
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Town Centre Within Easy Reach

GENERAL DESCRIPTION

This recently-constructed development is on the semi-rural outskirts of Burgess Hill while still being within easy reach of the railway station, shops and other amenities that the town centre has to offer. The flat available is on the ground floor and has a spacious, naturally-lit entrance hall with built-in storage/utility cupboard. There is a twenty-two-foot reception room with open-plan kitchen and an east/south-east-facing Juliette balcony which looks onto an area of communal lawn. Both bedrooms are comfortable doubles and the bathroom is stylish and modern. Well insulated walls and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with use of an allocated parking space and the local primary school and secondary school are both Ofsted-rated' Good'. The Croft Park is immediately south of the development and nearby Ditchling Common Country Park offers 180 acres of outside space to explore.

Tenure: Leasehold (125 years from 01/08/2020).
Service Charge: £217.92 per month (subject to annual review).
Ground Rent: £150.00 for the year.
Council Tax: Band C, Mid Sussex District Council.
Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

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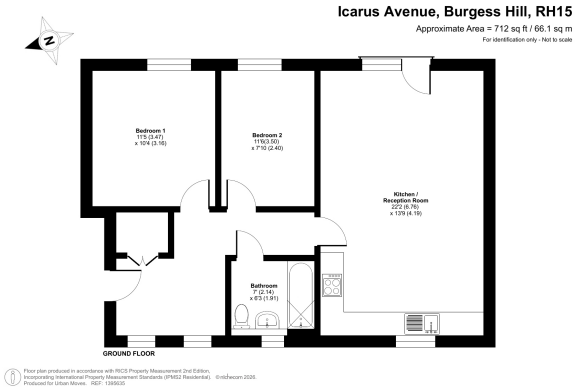


DIMENSIONS

GROUND FLOOR

Entrance Hall

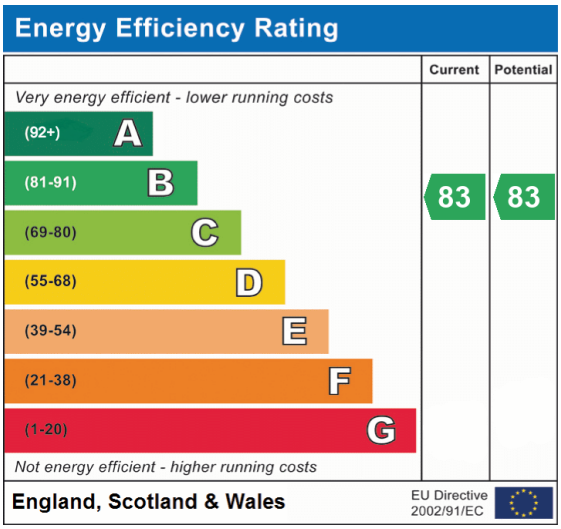
Reception
22' 2" x 13' 9" (6.76m x 4.19m)

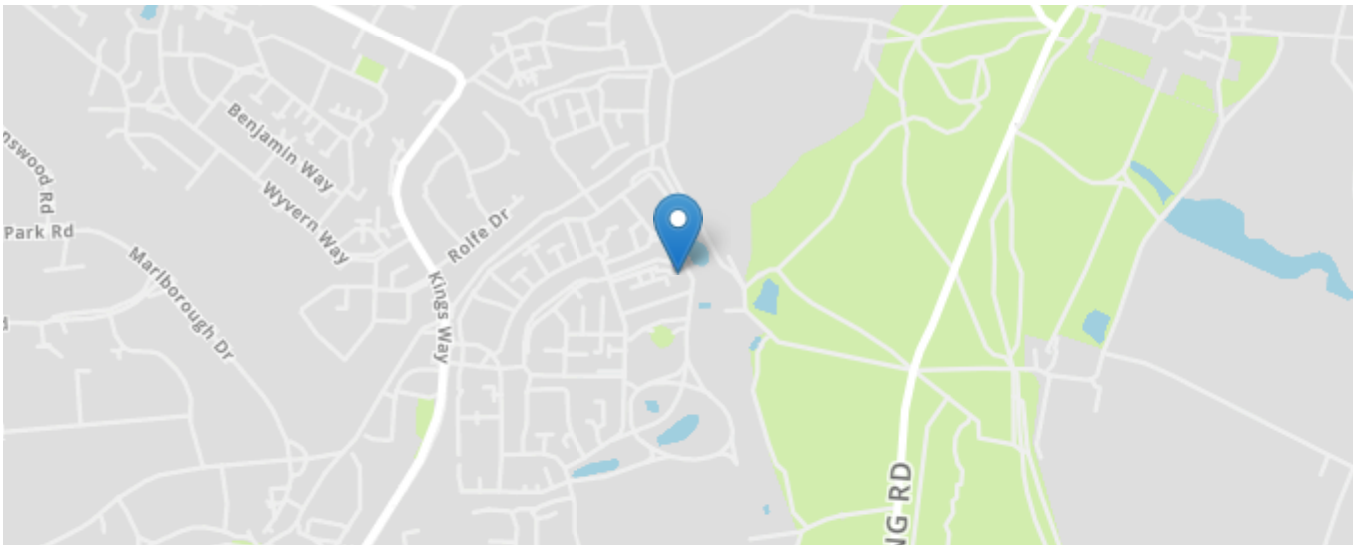
Kitchen
included in reception measurement

Bedroom 1
11' 5" x 10' 4" (3.47m x 3.16m)

Bedroom 2
11' 6" x 7' 10" (3.50m x 2.40m)

Bathroom
7' 0" max. x 6' 3" max. (2.14m x 1.91m)





All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.