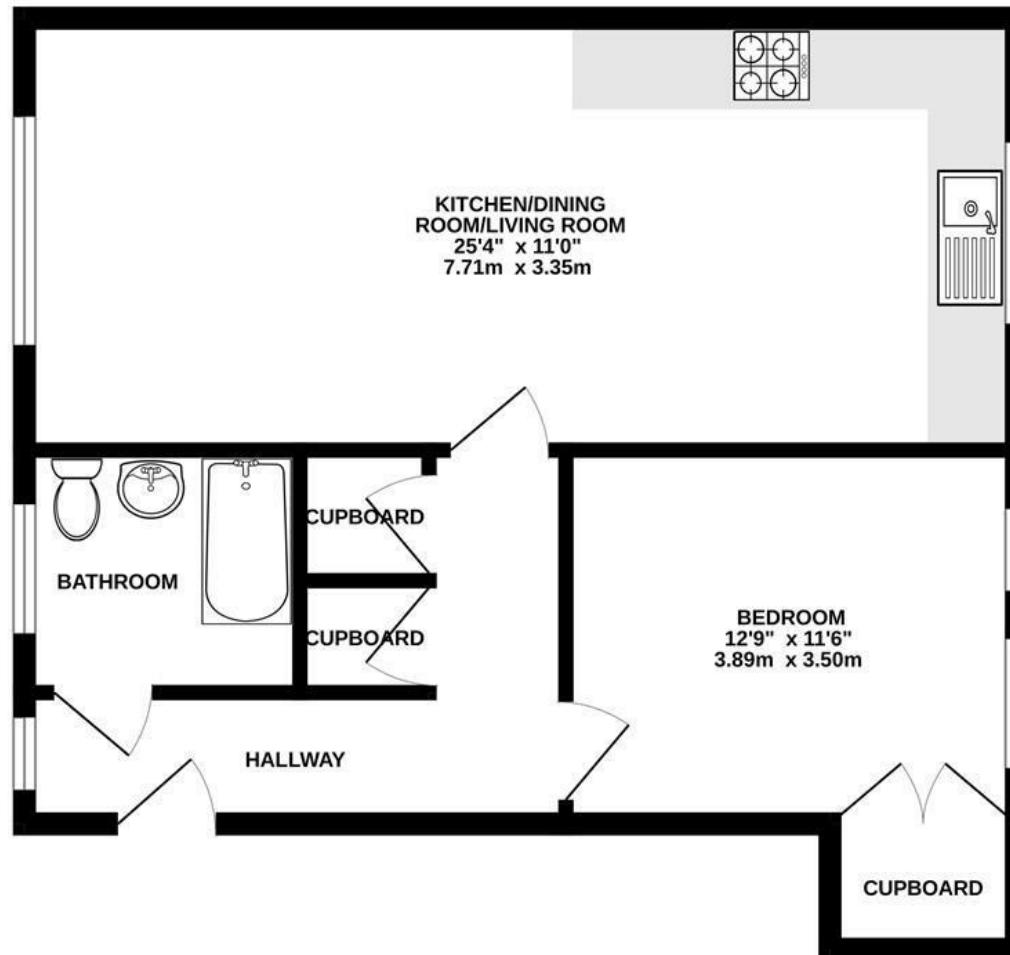
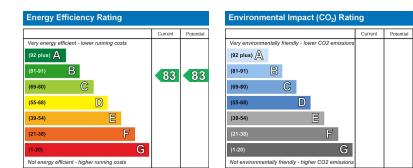


GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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**Flat 4 3 Bluebell Copse, Burgess Hill, RH15 0ZJ**

**50% Shared Ownership £111,250 Leasehold**

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## Flat 4 3 Bluebell Copse, Burgess Hill, RH15 0ZJ

- \* Spacious one bedroom apartment
- \* Built in 2019 and located in desirable Mill Rose Development
- \* Allocated parking
- \* Communal garden and secure bike store
- \* Walking distance of Wivelsfield Mainline station
- \* Shared ownership at 50% or option to purchase at 100%

A spacious and very well-presented one-bedroom apartment, available to purchase through shared ownership at 50% ownership or option to purchase at 100%. The apartment is situated on the first floor of a small and exclusive block of just four apartments. Built in 2019 by the respected developer Thakeham Homes, the property is located within the desirable Mill Rose development and is finished to a high standard throughout, making an ideal first time purchase. The apartment enjoys pleasant views over mature trees, offering a peaceful setting, while remaining conveniently positioned within walking distance of Wivelsfield mainline station and providing easy road access to Burgess Hill, Haywards Heath and surrounding areas.

### The Apartment

Access is via a secure communal entrance with a phone entry system, leading to well-maintained communal staircases rising to the first floor and the apartment's front door. The apartment itself is very well presented throughout and benefits from an abundance of natural light, generous storage, and well-proportioned rooms.

The accommodation comprises a welcoming entrance hall with two useful storage cupboards and doors leading to the open-plan kitchen/living room, bedroom, and bathroom. The open-plan, dual-aspect kitchen/living room is a generous space measuring approximately 25'4" x 11". The kitchen area enjoys pleasant views towards mature trees and offers ample storage and worktop space, with integrated appliances including a gas hob, electric oven, fridge, and freezer, along with space and plumbing for both a dishwasher and washing machine. Wood-effect laminate flooring subtly defines the kitchen area, with space for a dining table and chairs, while the living area is carpeted and enjoys views over the rear communal gardens. The bedroom is a well-proportioned double, positioned in a peaceful setting with views of mature trees. It benefits from built-in wardrobes and ample space for additional furniture. The bathroom is fitted with a modern white suite comprising a bath with shower over, wash basin, and WC.

### Further Attributes

Gas central heating, with combi boiler, uPVC double glazing throughout and remaining NHBC warranty.

Purchase at 50% ownership, rent will be approximately £305 per month.



### Outside

The property benefits from one allocated parking space, along with ample visitor parking. There is also a secure bike storage room for residents. To the rear of the building is a shared communal garden, divided between three other properties and mainly laid to lawn, providing an attractive outdoor space to enjoy during the summer months.

### Location

located within a highly sought-after private development of Mill Rose Development, built by Thakeham Homes, the property is located within short drive of both Burgess Hill and Haywards Heath, with benefit of being surrounded by mature woodlands and countryside walks on your doorstep. Burgess Hill town centre provides a wide variety of amenities including a shops, restaurants and Waitrose Supermarket and good road links linking to A23/M23 to Brighton, Gatwick Airport and London. By train the property is located within 0.7 miles to Wivelsfield mainline station and 1.6 miles to Burgess Hill mainline station providing regular connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

### The Finer Details

Tenure: Leasehold with 119 years remaining  
Ground Rent: £0  
Service Charge: Approximately £2,040 per annum  
Local Authority: Lewes District Council  
Council Tax Band: B  
Available Broadband Speed: Ultrafast (up to 1800 Mbps)

