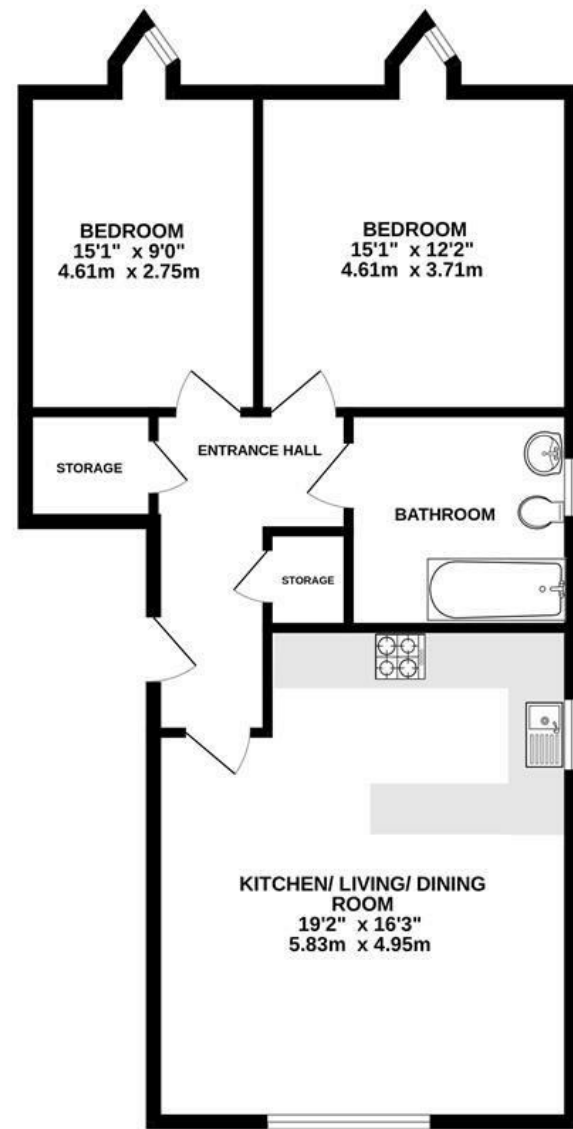
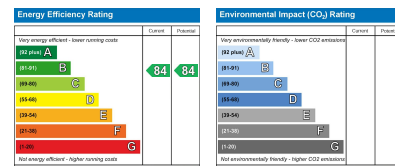


FIRST FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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13 Franks Close, Burgess Hill, RH15 8GP

Guide Price £280,000 Leasehold

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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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## 13 Franks Close, Burgess Hill, RH15 8GP

- \* Modern first floor apartment built in 2018
- \* Quiet private development
- \* Spacious open-plan kitchen/living/dining room
- \* Underfloor gas central heating
- \* Two double bedrooms and contemporary bathroom
- \* Allocated parking, visitor spaces and secure bike store

A modern and well-presented first floor apartment, set in a small block of just four apartments, the property is ideally situated within the private development of Franks Close, occupying a quiet position just off Fairfield Road, Burgess Hill. Built in 2018, the property has been finished to a high standard throughout and offers stylish, contemporary accommodation with a bright and spacious feel.

Particular features include high ceilings and engineered oak flooring running through the entrance hall and impressive open-plan kitchen/living room, creating a modern and welcoming living space. The apartment also benefits from gas-fired underfloor heating throughout, with individual room controls providing both comfort and efficiency. The accommodation comprises two double bedrooms positioned to the rear of the building, along with a modern fitted bathroom finished in a contemporary style.

The property is set within a well-maintained apartment block and benefits from allocated parking, additional visitor parking spaces, a communal bike store and bin store. An excellent opportunity for first-time buyers, downsizers or investment purchasers seeking a low-maintenance home in a peaceful yet convenient location.

### The Apartment

Further features include a well-maintained communal entrance with a large window providing plenty of natural light, leading to the apartment on the first floor.

The accommodation comprises a welcoming entrance hall with two generous storage cupboards, one of which provides access to the loft hatch, offering excellent concealed storage space. The hall also benefits from a video entry system and doors leading to the principal rooms.

Positioned to the front of the apartment is an impressive dual-aspect open-plan kitchen/living/dining room measuring approximately 19'2" x 16'3". The kitchen is fitted with a range of wall and base units, ample worktop space and a breakfast bar, together with integrated Bosch appliances including an oven, hob, dishwasher, washing machine and upright fridge/freezer. The living area is bright and airy, finished in neutral décor and provides an excellent entertaining and day-to-day living space.

Both double bedrooms are situated to the rear of the property and enjoy pleasant open views into the distance, creating a peaceful outlook.

The bathroom is finished to a high standard in a contemporary style and comprises a bath with shower over and glass shower screen, WC, wash hand basin, heated towel rail and useful storage.



### Further Information

The apartment is one of only four within the block, with just two apartments per floor, creating a quiet and private living environment.

Externally, the property benefits from one allocated parking space, together with a generous amount of visitor parking available within the development. Additional features include a secure communal bike store and communal bin store for residents' convenience.

### Location

Franks Close is a private development located off Fairfield Road, Burgess Hill. The property is within easy walking distance of both Burgess Hill and Wivelsfield mainline stations, St John's Park, and a range of independent coffee shops and amenities along London Road. Burgess Hill town centre provides a comprehensive selection of facilities, including a Waitrose supermarket, independent shops, tap rooms, restaurants, cafés, and leisure options such as The Triangle Leisure Centre. Ideal for commuters, the property benefits from excellent transport connections including road connection to A23/M23 for Brighton and Gatwick Airport. Burgess Hill Station is located approximately 1.1 miles away and Wivelsfield Station is located approximately 1 mile, with both station offering regular direct services to London Victoria and London Bridge in around 50 minutes, along with convenient links to Gatwick Airport and Brighton.

### The Finer Details

Tenure: Leasehold - with 115 Year Lease Remaining

Service Charge: Approx 900 per annum

Ground Rent: Approx £207 per annum

Title Number: WSX397999

Local Authority: Mid Sussex District Council

Council Tax Band: C

