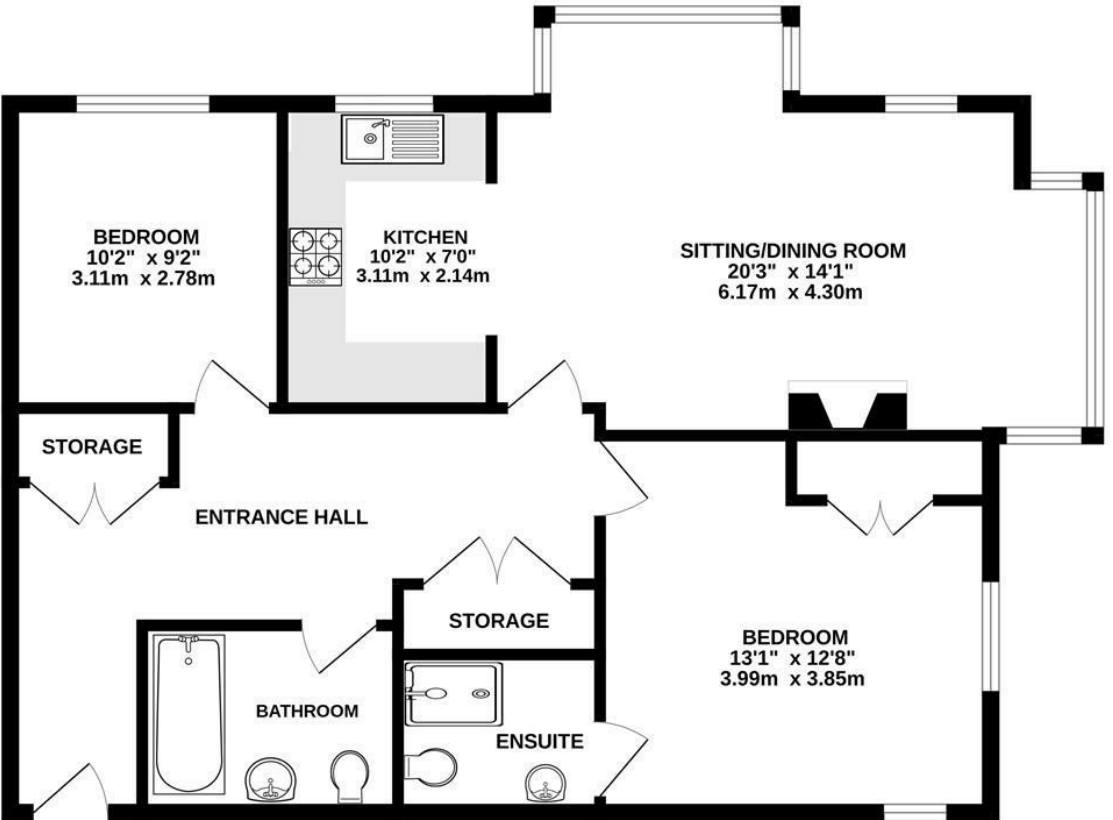
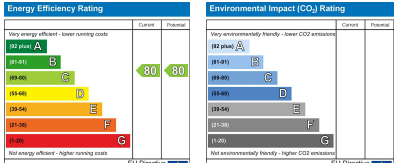


SECOND FLOOR
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Flat 40, Oakview Court St George's Park, Ditchling Road, Burgess Hill, RH15 0SG

Guide Price £475,000 Leasehold

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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 40, Oakview Court St George's Park, Ditchling Road, Burgess Hill, RH15 0SG

- * Spacious retirement apartment
- * Two spacious bedrooms
- * Bright & generous accommodation
- * Main bathroom and en-suite
- * Exceptional communal facilities
- * Stunning parkland setting

St George's Park

This superb two bedroom top floor retirement apartment forms part of the prestigious St Georges Park development, an exclusive community for the over 60s, offering an exceptional combination of independent living, comfort and outstanding facilities.

Set within approximately 250 acres of beautiful Sussex countryside, incorporating landscaped gardens, picturesque woodland, a lake and scenic walking routes, St Georges Park provides a truly idyllic setting for retirement living.

Enjoying delightful views across the courtyard and surrounding grounds, the apartment offers wonderfully bright, spacious and well-proportioned accommodation throughout. Particular features include an impressive triple-aspect living/dining room, a well-appointed kitchen with integrated appliances, two generous bedrooms, an en suite shower room and separate bathroom.

Combining generous living space with beautiful surroundings and an excellent range of on-site amenities, this delightful apartment presents a wonderful opportunity to enjoy a relaxed, active and sociable retirement lifestyle.

The Apartment

Upon entering the apartment, a wonderfully welcoming and exceptionally spacious entrance hall creates an immediate sense of space, with excellent storage provided by two generous built-in cupboards and access to all principal rooms.

The impressive living/dining room is a particular highlight, boasting wonderfully generous proportions and expansive triple-aspect windows that flood the room with natural light whilst enjoying delightful views of the surrounding grounds. A feature fireplace creates an attractive focal point, whilst the versatile layout comfortably accommodates distinct sitting and dining areas, making it an ideal space for both relaxing and entertaining.

An open archway leads seamlessly through to the kitchen, which is beautifully light and well-appointed, featuring an extensive range of cream Shaker-style units complemented by contrasting work surfaces. Integrated appliances include a double oven, gas hob and dishwasher, whilst a large window provides an attractive outlook and an abundance of natural light.

The principal bedroom is another generously proportioned room, benefiting from dual-aspect windows, pleasant views and fitted wardrobes providing excellent storage. An adjoining en suite shower room features a glazed shower enclosure, wash basin and WC.

The equally appealing second bedroom offers excellent proportions and a delightful outlook, providing flexibility for use as a comfortable guest bedroom, home office or additional sitting room.

Completing the accommodation is a spacious and well-appointed bathroom, fitted with a white suite comprising a panelled bath with shower attachment and glass screen, wash basin and WC. Throughout, the apartment offers a wonderful sense of light and space, with well-balanced accommodation perfectly suited to comfortable and independent retirement living.



Communal Facilities & Grounds

St Georges Park offers an exceptional lifestyle for the over 60s, combining independent living with an outstanding range of facilities designed to encourage an active and sociable community.

Village Amenities

At the heart of the development is an excellent selection of amenities, including a restaurant and bar, village shop, library, residents' lounge, snooker room and guest suites for visiting family and friends. A 24-hour concierge service provides additional reassurance, whilst a residents' minibuss offers convenient connections to nearby towns.

Leisure & Recreation

Residents enjoy access to an impressive leisure complex featuring an indoor swimming pool, spa area, gym, fitness studio, hobbies and games rooms, hairdressing salon and coffee shop. The development also benefits from a concert hall and a variety of communal spaces for social activities and events.

Parkland & Outdoor Facilities

Set within approximately 250 acres of beautiful Sussex countryside, the development is surrounded by picturesque woodland, open meadows, farmland, lakes and landscaped gardens, with scenic walking routes throughout. Outdoor recreational facilities include a bowling green, croquet lawn, boules court, short tennis court and allotments, providing wonderful opportunities to enjoy the peaceful surroundings and outdoor lifestyle.

Location

St Georges Park enjoys a delightful semi-rural setting amidst approximately 250 acres of beautiful Sussex countryside, combining peaceful surroundings with convenient access to nearby towns and villages.

Situated approximately 2.5 miles east of Burgess Hill, 3 miles south of Haywards Heath and just under 3 miles north of picturesque Ditchling, the development is ideally positioned for local amenities. Both Burgess Hill and Haywards Heath offer excellent shopping, restaurants and mainline railway stations with regular services to London and Brighton. The charming village of Ditchling lies at the foot of the South Downs, whilst Brighton, approximately 12 miles away, offers extensive shopping, leisure and coastal attractions. The historic town of Lewes is around 10 miles distant.

The surrounding South Downs National Park provides wonderful opportunities for countryside walks, whilst a regular local bus service and dedicated residents' minibuss offer convenient connections to nearby towns. St Georges Park perfectly combines the tranquillity of countryside living with the convenience of excellent local amenities and transport links.

The Finer Details

Tenure: Leasehold - 978 years remaining

Service Charge: Approximately £674.89 per month

Parking: Available at separate charge

Title Number: ESX284247

