

Flat 12 Deerbrook, Dunstall Avenue, Burgess Hill West Sussex RH15 8PJ



A Top Floor Studio Apartment with Allocated Parking within Reach of Local Amenities and Transport Links ideal for an Investment Buyer/First Time Buyer.

- TOP FLOOR STUDIO APARTMENT
- MODERN FITTED KITCHEN & BATHROOM
- OWN PRIVATE FRONT DOOR
- 984 YEARS REMAINING ON THE LEASE
- ENTRY PHONE SYSTEM
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- EXCLUSIVE TO STEVENS

Guide Price £169,950 Leasehold

Burgess Hill

The property is situated off the London Road to the north/western side of the town within easy reach of nearby shops and schools. The town centre with its more extensive range of shopping and other amenities and the mainline railway station offering fast and frequent services to London and the south coast are both within a 15 minute walk. There are good road links from the property with access to Brighton, Gatwick and London via the A23 and the M23/M25 motorway network

Description

A modern studio flat in a fantastic Burgess Hill location. The accommodation comprises, communal entrance, communal entrance hall. Entrance, small hall leading to the open plan kitchen & studio. Modern fitted kitchen with oven & hob, integrated fridge/freezer, integrated dishwasher and space and plumbing for a washing machine. Large studio room with wood effect flooring (with restricted head height into eaves). Modern fitted shower room with eaves storage space .

The property further benefits from gas central heating, double glazing.

The property comes with one allocated parking space, communal gardens and has a video entry phone system.

Property Information

Council Tax Band B: £1,923.34 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Allocated parking space

Broadband: Standard 8 Mbps, Superfast 47 Mbps, Ultrafast 1800 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Maintenance & Service Charge

£485.46 due every 6 months

Length of Lease

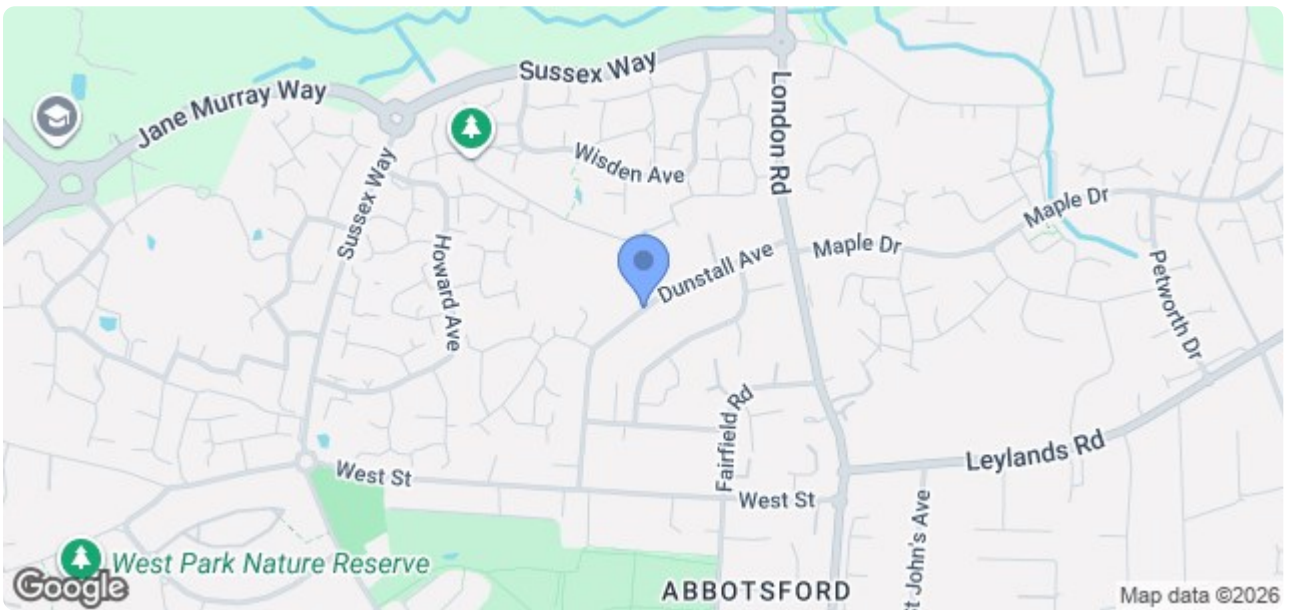
984 years remaining

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	83	84