



Sycamore Drive, Burgess Hill
Asking Price £207,950 Leasehold



60 Sycamore Drive, Burgess Hill, RH15 0GH

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- **Excellent length lease remaining of approx 108yrs**
 - **Double Bedroom**
 - **Double Glazed Windows**
 - **Allocated Parking**
 - **Excellent Buy To Let investment**
- **Ground Floor**
 - **Double Aspect Open Plan Kitchen/Living Room**
 - **Gas Heating**
 - **Entrance Hall with Large Storage Cupboard**
 - **EPC 'C'**

Located at the end of Sycamore Drive, this well-presented ground floor one-bedroom apartment forms part of a small, purpose-built block within the popular Folders Keep development by Crest Nicholson (circa 2009).

The accommodation comprises an entrance hall with deep storage cupboard and security entry phone system, leading to a spacious double-aspect open-plan lounge/diner/kitchen. The kitchen is fitted with a quality white gloss suite by Commodore, with space and plumbing for a washing machine and dishwasher, plus space for a freestanding fridge/freezer. The living area benefits from wood-effect flooring and excellent natural light.

There is a good-sized double bedroom with space for freestanding wardrobes and a modern bathroom fitted with a white suite, shower over bath, chrome ladder towel rail and part-tiled walls.

Outside, the property benefits from one allocated parking space, along with communal bin and bike storage.

The apartment is considered an ideal first-time purchase or buy-to-let investment, with an estimated rental value in the region of £1,000–£1,150 per calendar month (subject to market conditions).

Further Information:

Long lease: approx. 108 years remaining

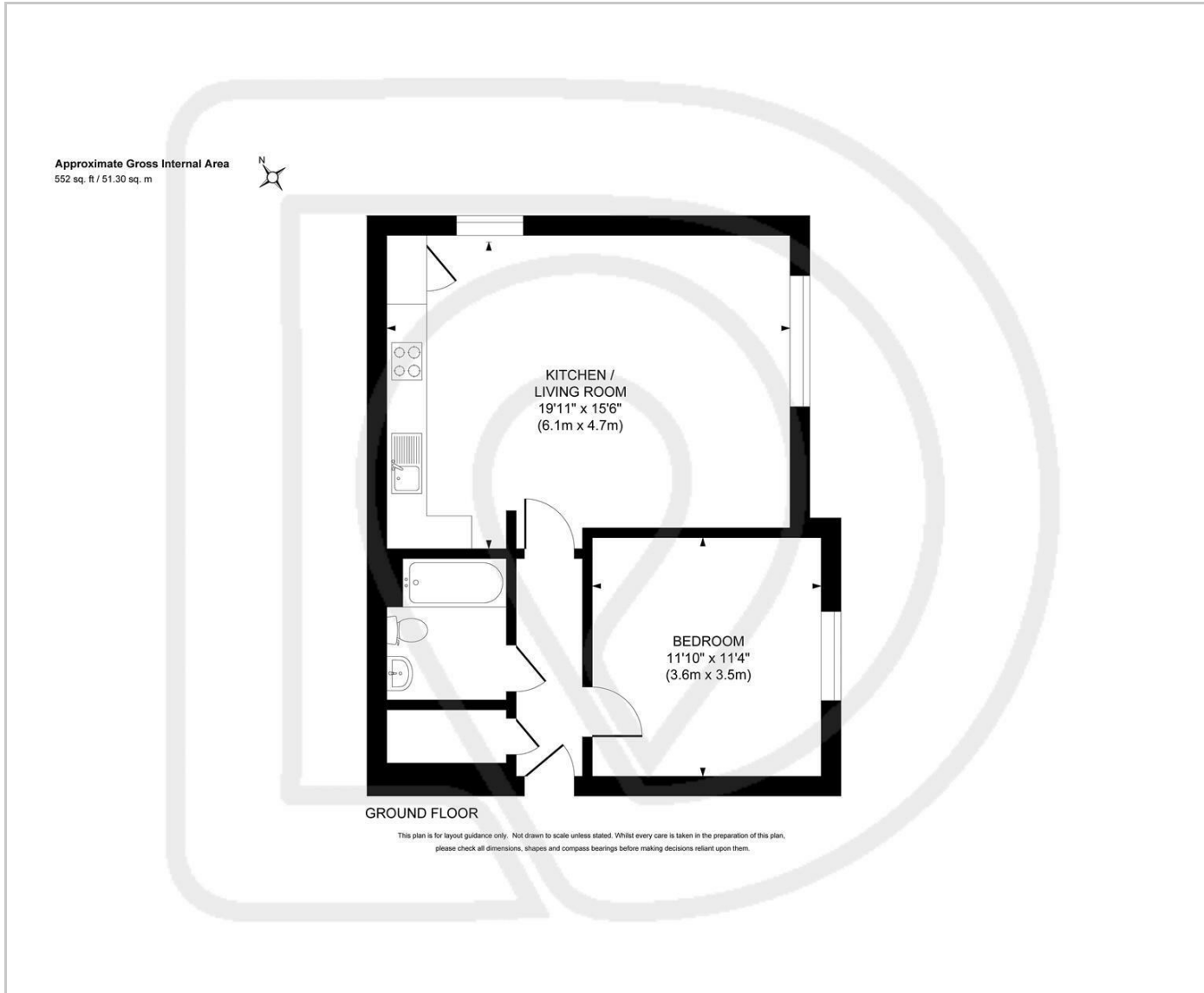
Service charge: £230.55 pcm (incl. ground rent & building insurance) TBC

Managing agents: Hyde

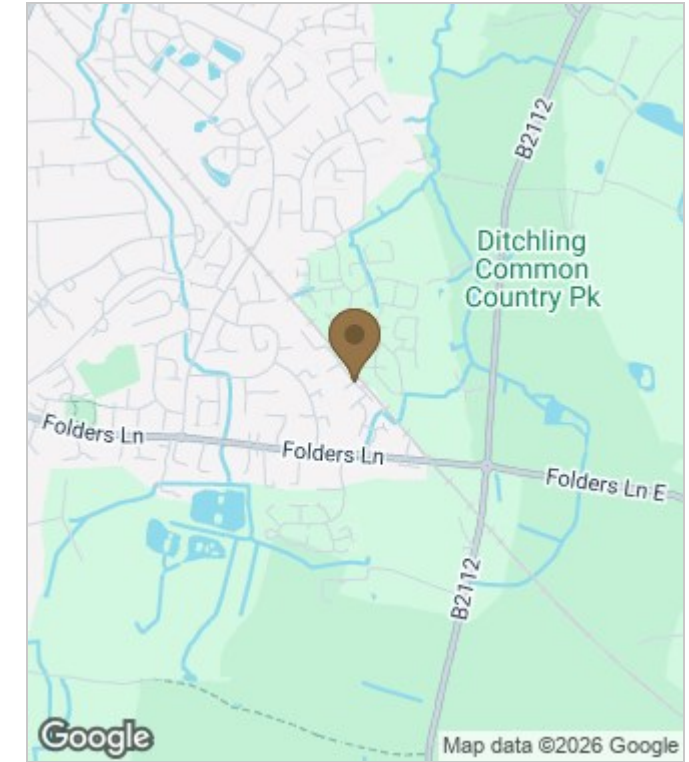
EPC: 'C'



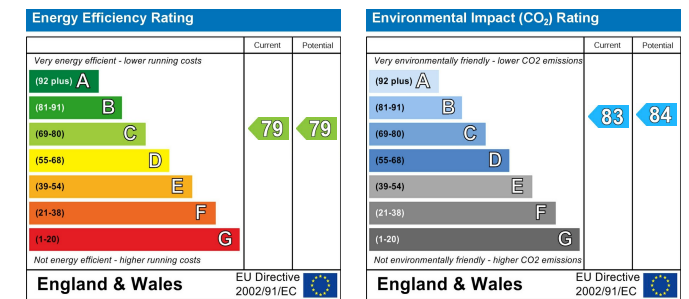
Floor Plans



Area Map



Energy Performance Graph



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