

CARNABYS



108 Junction Road, Burgess Hill. RH15 0NU

£220,000

Carnabys are delighted to introduce this two double bedroom ground floor maisonette in Burgess Hill. The property is located on Junction Road and offers easy access to Wivelsfield mainline train station and a local Co-op shop.

The accommodation includes an entrance porch, 20' lounge/diner, kitchen, two double bedrooms, bathroom, front garden and shared rear garden. In need of modernisation throughout, the property offers an excellent opportunity for investment or a first time buy purchase.

The property has only recently had a new tiled roof installed (August 2016) as well as being re-rendered to one side (August 2016). The front porch also had a new flat roof installed (August 2016)

Burgess Hill has a wide variety of restaurants, shopping facilities and local pubs. It also offers strong transport links in the form of two mainline train stations, straightforward access to major roads such as the A23 (North towards Crawley/London & South towards Brighton) as well as plenty of bus routes.

**Accommodation comprises:**

Entrance Porch:

Built of UPVC construction. Double glazed window to front and to side. Double glazed front door to side. Laminate flooring. Wall mounted light.

Lounge/Dining Room: 6.18m (20'2.6") x 3.64m (11'9.3")

Double glazed window to front. Two double radiators. TV & Telephone points. Storage cupboard housing electricity meter. Valor Sun-Free electric fireplace. Textured & coved ceiling. Doors to hallway & kitchen

Kitchen: 3.63m (11'9.0") x 2.44m (8'0")

Part fitted kitchen with range of eye level and lower level storage units. Stainless steel washer drainer with mixer taps. Part tiled walls. Spaces for oven, fridge/freezer, washing machine and tumble dryer. Glow-worm boiler. Double glazed window to rear. Double glazed door to rear and out to patio and garden. Vinyl flooring.

Hallway:

Telephone point. Ceiling height storage cupboard. Doors to both bedrooms and bathroom.

Bedroom 1: 3.69m (12'0.9") x 3.02m (9'9.1")

Double glazed window to side. Double radiator. Fitted wardrobe. TV point. Coved and textured ceiling.

Bedroom 2: 3.37m (11'0.6") x 2.54m (8'3.2")

Double glazed window to front. Double radiator. TV point. Textured ceiling.

Bathroom:

Double glazed frosted window to side. Baby blue coloured suite comprising low level W/C and wash hand basin. Walk-in shower cubicle with Triton electric shower. Two heated towel rails. Part tiled walls.

Rear Garden:

Shared rear garden measuring approximately 30' x 30' and mainly laid to lawn. Block paved patio area with brick surround. Gravelled area to one side.

Front Garden:

Newly constructed brick built wall to front. Paved path to front door. Small lawned area to front.



**AGENTS NOTE:** *Whilst every effort is made to ensure our details are accurate all the measurements are supplied for guidance only and buyers are advised to recheck the dimensions before committing to any expense. We have not tested any of the appliances and it is in the buyer's interest to check their working condition. These details do not constitute part or all of an offer or contract. We have not verified the legal title of the property.*

*Intending purchasers should satisfy themselves via their solicitors as to the actual title and boundaries of the property.*

**TENURE:** Leasehold – We are of the understanding that this maisonette has the remainder of a 999 lease. Approximately £50 a year ground rent.

**VIEWINGS:** All viewings are strictly by appointment only.

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