



Keymer Lofts, 3-4 Keymer Road, BURGESS HILL  
O.I.R.O £175,000 Leasehold



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## 5 Keymer Lofts, 3-4 Keymer Road, BURGESS HILL, RH15 0AD

**O.I.R.O £175,000 Leasehold**

- *First floor apartment*
- *Newly installed bathroom*
  - *No forward chain*
- *Double glazed windows*
- *Lease remaining 979 years*
- *Ideal for first time buyers and commuters*
  - *Modern fitted kitchen*
- *Features spiral staircase to first bedroom*
  - *EPC rating 'D'*
- *Conveniently located within walking distance to mainline station*

Situated within walking distance of Burgess Hill mainline station and the town centre, this well-presented 2-bedroom duplex apartment is ideal for commuters and locals alike. With easy access to the A23/M23 and a local bus service, it offers great connectivity to Brighton (just 10 miles away) and London (40 miles). Burgess Hill boasts two mainline stations providing direct services to both destinations on the South Coast.

This location is also convenient for Burgess Hill's expanding town centre, which features a covered shopping precinct with popular stores such as Waitrose, Boots, and Iceland. Exciting plans for a major redevelopment of the town centre will further enhance the area's appeal. Other local amenities include a Tesco Superstore, Lidl, the Triangle Leisure Centre, St. John's Park, a two-screen cinema, and various sports clubs.

The neutrally decorated apartment is accessed via an external staircase at the front. The modern kitchen is fitted with a good range of units, including a freestanding fridge/freezer, washing machine, fitted gas hob, chrome oven, and chrome extractor hood. The bright and spacious lounge, with a bay window, offers a welcoming living space.

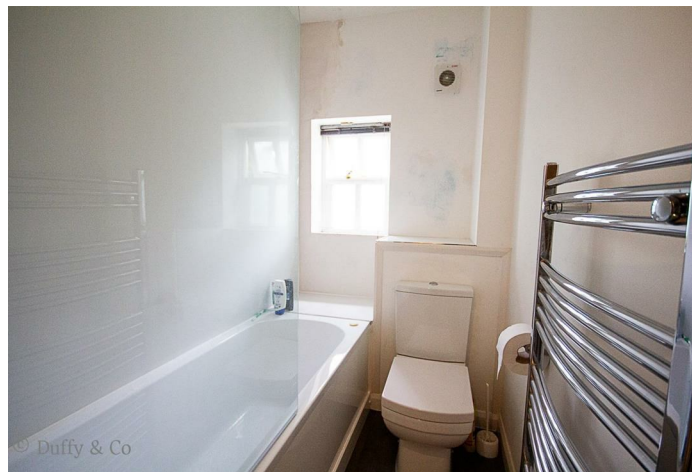
The hallway leads to one of the two bedrooms with a unique spiral staircase leading to the other on the first floor.

The second bedroom, located on the first floor, is spacious, offering a comfortable and versatile living space. With Velux windows that provide a view, the room has a peaceful and airy atmosphere.

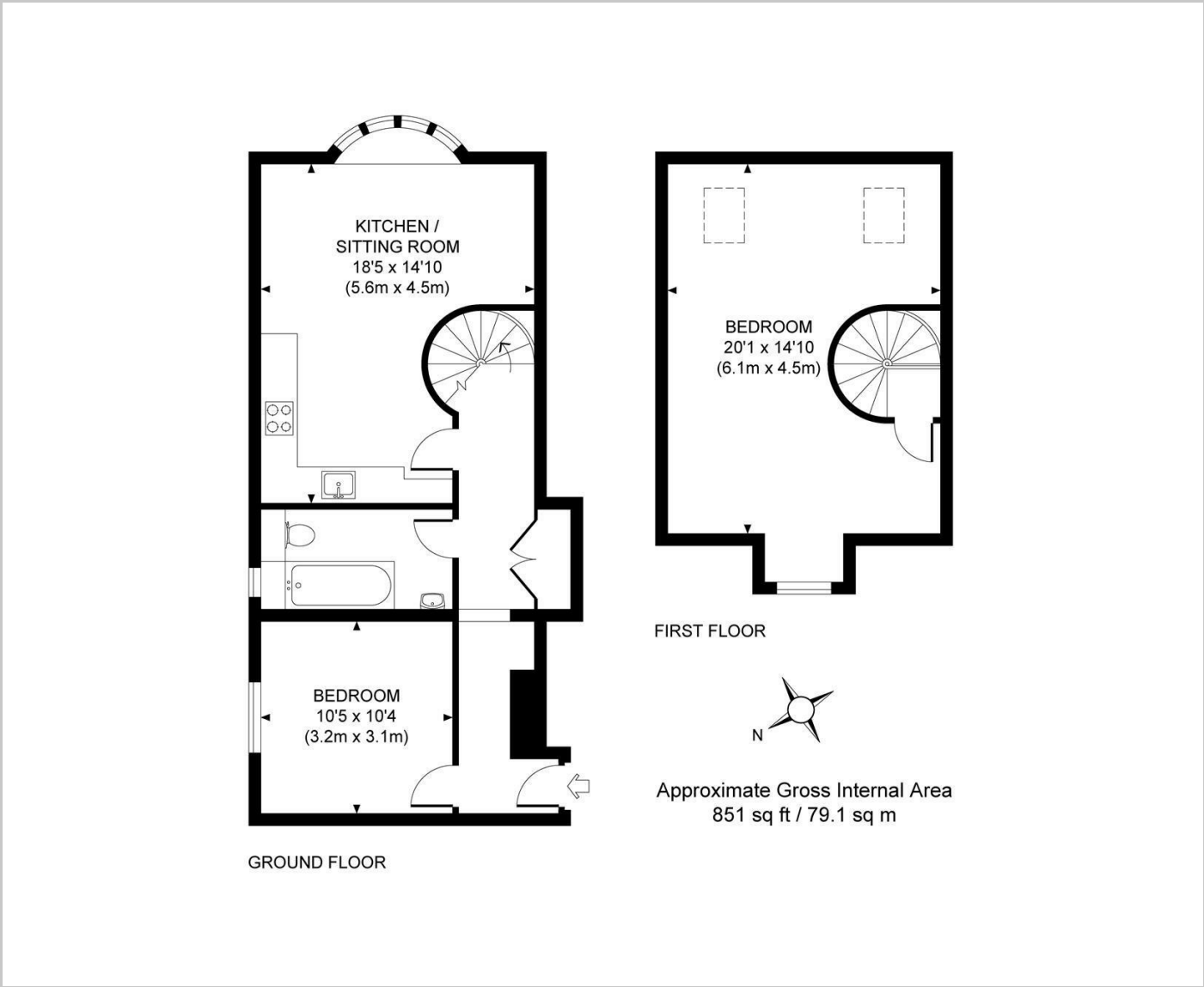
Experience the perfect blend of style and functionality in this beautifully upgraded bathroom. The new bath, complete with a sleek shower/bath mixer, is finished with a clean and contemporary look, using fresh white aqua panels. The installation of a close-coupled toilet, providing a modern touch while optimizing space.

This apartment comes with a 999-year lease starting from 2004, ground rent approximately £150.00 PA. Service Charge: £514 per quarter (£2056 PA) Approx.

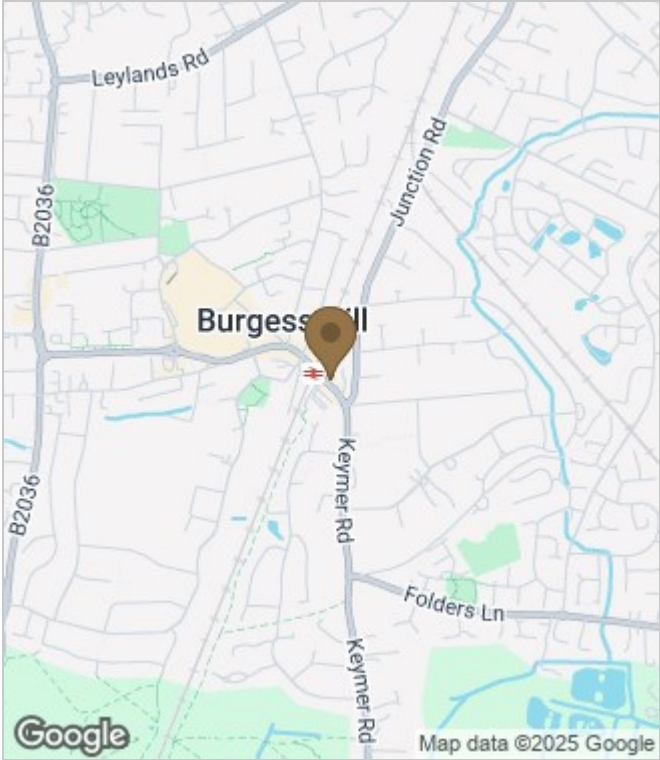
A perfect property for first-time buyers, professionals, or investors looking for a well-located and well-presented in Burgess Hill.



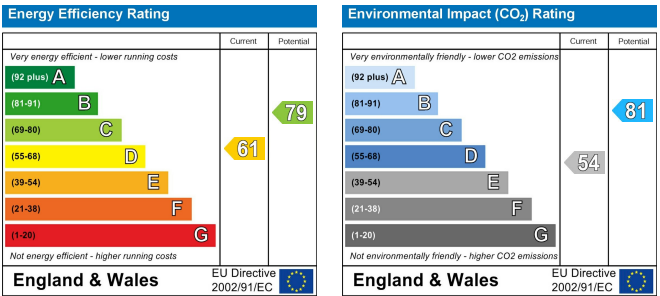
Floor Plans



Area Map



Energy Performance Graph



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