

Connells

St Johns Court St Johns Road
Burgess Hill

St Johns Court St Johns Road Burgess Hill RH15 8HA

for sale guide price **£135,000**







Property Description

St Johns Road is centrally and very conveniently located in Burgess Hill. The property has views over St Johns Park with its cricket field and tennis courts. Both the town centre and main line station are within a comfortable walk. The A23 link road and Triangle Leisure Centre are approximately one mile distant. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

A storage cupboard and an electric heater. A pull cord alarm and carpet is laid.

Lounge/Diner

13' 1" max x 9' 8" max (3.99m max x 2.95m max)

Double glazed window to the front and the side of the property. An electric heater and carpet is laid.

Kitchen

9' 4" max x 5' 7" max (2.84m max x 1.70m max)

Double glazed window to the front of the property. Eye and base level units with worktops and a stainless steel sink drainer. There is space for a washing machine and a fridge. Vinyl flooring is laid.

Bedroom One

10' 10" max x 8' 7" max (3.30m max x 2.62m max)

Double glazed window to the side and the rear of the property. An electric heater and a pull cord alarm. Carpet is laid.

Bedroom Two

9' 11" max x 7' 5" max (3.02m max x 2.26m max)

Double glazed window to the side of the property. An electric heater and a pull cord alarm. Carpet is laid.

Wet Room

A low level W.C. with a wash hand basin. A shower with an extraction fan and towel radiator. Vinyl flooring is laid.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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21 Church Road
BURGESS HILL RH15 9BB

EPC Rating: C

Council Tax Band: C

Service Charge: 3491.25

Ground Rent: 268.56

Tenure: Leasehold

view this property online connells.co.uk/Property/BGH406161

This is a Leasehold property with details as follows; Term of Lease 139 years from 01 Jul 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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