



woodlands
01753 771777
SOLD



4 BURNSIDE COURT, 45 MID STREET, SOUTH NUTFIELD, SURREY, RH1 4JU

**£215,000
LEASEHOLD**

***** FIRST FLOOR CONVERSION APARTMENT WITHIN AN ATTRACTIVE EDWARDIAN BUILDING SITUATED IN THE HEART OF SOUTH NUTFIELD *****

South Nutfield is a desirable little village with a great local shop, pub and train station, surrounded by stunning Surrey countryside, all located on the outskirts of the commuter town of Redhill.

Burnside Court is located in the heart of the village and is a conversion of just five apartments with the benefit of a shared driveway, communal gardens and a single garage for each of the properties.

This apartment is on the first floor and has a wonderful view to the front which is westerly aspect as well as high ceilings. Through the front door there is an open plan lounge with a dining area and two double glazed windows to the front and, leading off of this lovely living space, the kitchen. You have an inner hallway which has been cleverly adapted to function as a utility and storage area, therefore maximising the space. Off the inner hall is a bright double bedroom and a modern bathroom with a double glazed window.

To the front and side of the building there is a gravel drive providing communal parking, the drive leads to the rear where there are garages for the residents as well as communal gardens.

Holborns local store is only a short walk away and offers a superb selection of goods, in addition Mid Street recreation ground is just across the road which is an extensive public green space and South Nutfield train station, which connects to London via a change at Redhill, can be found only a third of a mile away.

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|------------------------------|--------------------------------|
| ■ VILLAGE LOCATION | ■ FIRST FLOOR APARTMENT |
| ■ DOUBLE BEDROOM | ■ GARAGE |
| ■ LONG LEASE | ■ LOVELY VIEWS |
| ■ SHOP NEARBY | ■ CHARACTER BUILDING |
| ■ COUNCIL TAX BAND: B | ■ EPC RATING: C |





ROOM DIMENSIONS:

LOUNGE

14'5 x 10'0 (4.39m x 3.05m)

KITCHEN

6'0 x 4'4 (1.83m x 1.32m)

INNER HALLWAY

7'4 x 6'0 (2.24m x 1.83m)

DOUBLE BEDROOM

9'1 x 8'10 (2.77m x 2.69m)

BATHROOM

8'11 x 4'11 (2.72m x 1.50m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

COMMUNAL PARKING

GARAGE

15'10 x 8'0 (4.83m x 2.44m)

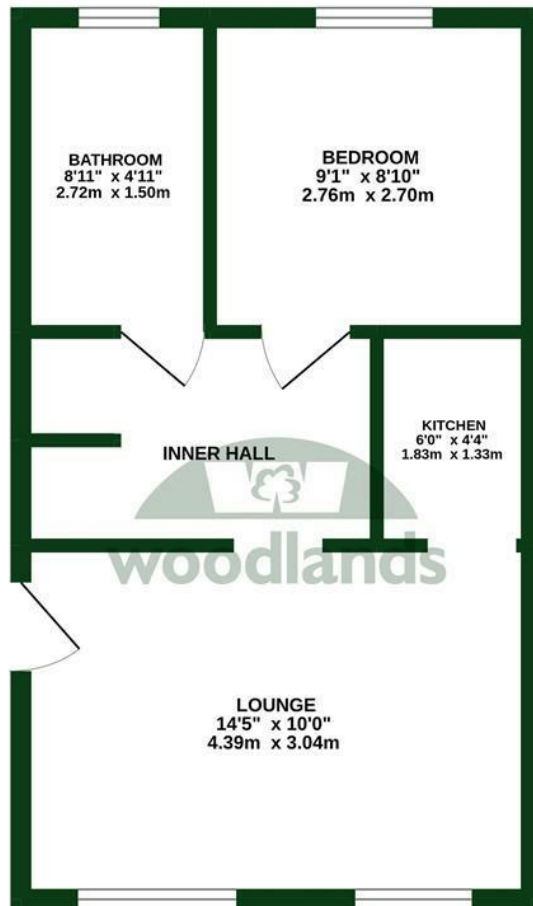
YEARS REMAINING ON LEASE: 123

GROUND RENT: PEPPERCORN

MAINTENANCE: £1,200 PER ANNUM



FIRST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 358 sq.ft. (33.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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	

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