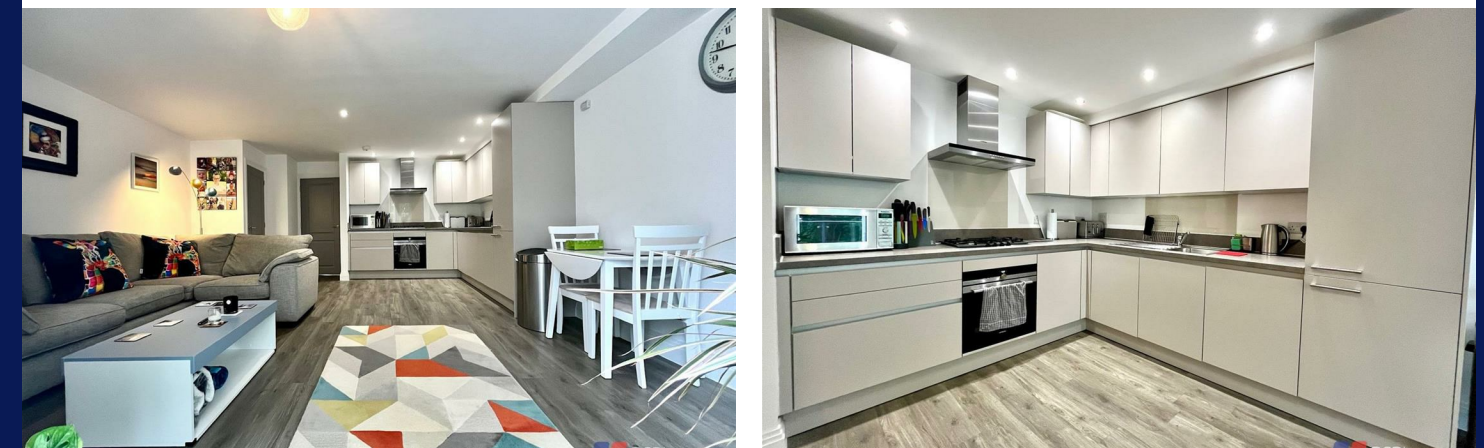


GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(02-10) A	
(81-91) B		(11-20) B	
(69-80) C		(21-30) C	
(55-68) D		(31-40) D	
(39-54) E		(41-50) E	
(21-38) F		(51-60) F	
(1-20) G		(61-70) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



10 Elizabeth Court, Burgess Hill, RH15 9HS

Guide Price £310,000 Leasehold



VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

www.psphomes.co.uk



10 Elizabeth Court, Burgess Hill, RH15 9HS

Modern first floor apartment

Two double bedrooms

Main bathroom and en-suite shower room

Open plan kitchen/living

Balcony

Allocated parking

Located in the exclusive development of Elizabeth Court this stunning two bedroom apartment was built in 2018 by respected builders Whiteoak Development. The development has been carefully designed to provide modern, spacious living accommodation to a high specification throughout and maintained by the current owner.

Access via video entrance to the well kept communal areas, the apartment comprises; entrance hall with doors leading to a large open plan kitchen - living/dining room measuring approximately 21'2" x 16'3" with two storage cupboards and French doors opening to balcony with glass railings and views to the West of mature trees. The kitchen provides ample storage with integrated Siemens appliances including gas hob, oven, fridge, freezer, washing machine and full size dishwasher. From the entrance hall doors lead to the large main bedroom with built in wardrobes and en-suite shower room with large walk in shower, wc, wash basin and heated towel rail. The second bedroom is also a large double bedroom with built in wardrobes. The main bathroom is again presented to a high quality with bath, vanity unit, wash basin, wc and heated towel rail.

Outside

Ideally located to rear of the development as you approach the building the communal areas include range of mature planting and number of silver birch trees. To front the property benefits from one large allocated parking space, with visitor parking available. The development also features bike storage and communal bin store.

Further Attributes

Neutrally decorated throughout the apartment also features Amtico flooring throughout the entrance hall and kitchen - living room and high quality carpets to the bedrooms. heated by gas central heating and for security and peace of mind there is mains FED smoke detectors and video phone entry system. Extra benefit also include remaining BLP structural warranty.



Location

Elizabeth Court lies off Victoria Avenue and Victoria Way on the site of former light industrial units. There are several other blocks of modern apartments that neighbour the development, all built in recent years. Burgess Hill's town centre is under a mile distant and provides shopping facilities at The Martlets, including a Waitrose, Wilkinsons and Argos as well as several long established independent stores, restaurants, bars and pubs. Burgess Hill's mainline station provides regular commuter services to London (Victoria/London Bridge is 53 mins), Gatwick International Airport (17 mins) and Brighton (15 mins).

For fitness fanatics, the Triangle Leisure Centre has swimming pools, squash courts and a gym with various classes. Pure Gym is only a 10 minute walk and Ultimate Training is very nearby with daily boot-camps. The town is surrounded by gorgeous villages including Ditchling, Cuckfield and Hurstpierpoint - each with country pubs that are perfect for a Sunday Roast and historic High Streets for boutique shopping. By car, surrounding areas can be accessed via the A23, which lies under 3 miles west at Hickstead and leads to the M23/M25 motorway network.

Lease Information

Lease: 120 Years remaining

Maintenance and Ground Rent charge: Approximately £1200 per annum

Remainder of 10 Year BLP New Build Insurance Warranty

Managing Agents: Jonathon Rolls

