



House - Semi-Detached (EPC Rating: )

## PLOTS, 28 - 35 CUCKFIELD ROAD, BURGESS HILL, RH15 8RE

# £2,500

**ASTON  
VAUGHAN**  
Sales and Lettings



# 3 Bedroom House - Semi-Detached located in Burgess Hill

\*\*\*NEW BUILD HOUSING DEVELOPMENT - A NUMBER OF PROPERTIES AVAILABLE\*\*\*

An outstanding contemporary 3-bedroom townhouse with high-specification design, from the appliances to the finishes perfect for those that are in search of a home where every detail has been thought of.

Images shown are of the show home.

The house feels effortless and elegant, with thoughtful details and smart technology included. Set over three floors offering ample space for family life. There is a garage, off street parking to the front and a private garden.

## Living Room

The spacious living room offers ample space for the whole family and leads out to the garden with specifically designed patio areas to the front and rear.

Living Room - 4.83m x 3.95m / 15'10" x 12'11"

## Bedrooms

Each of the three bedrooms are complete with custom made wardrobes, luxury carpets and two of the bedrooms benefit from having an en-suite bathroom, ideal for busy family life.

Bedroom 1 - 4.83m x 3.21m / 15'10" x 10'6"

Bedroom 2 - 4.83m x 2.85m / 15'11" x 9'4"

Bedroom 3 - 4.83m x 3.29m / 15'10" x 10'9"

## Bathrooms

The bathrooms have been designed with high end finishes, soft close vanity, and metro ceramic tiles.

## Kitchen

The kitchen is beautifully fitted with fully integrated Siemens appliances, polished stone worktops, satin brass handles and matt finish lacquered doors. There is also a perfectly formed space for a family dining table by the window.

Kitchen / Dining Room - 2.65m x 5.60m / 8'8" x 18'4"

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Some of the stand-out features of the house include:

- Underfloor heating to all ground floors

- Fully integrated Siemens Kitchen appliances with Matt lacquered finishes to drawers and doors
- Polished composite stone worktops
- Quooker Flex Round all-in-one taps
- Feature ceramic tiling in Bathrooms and Ensuites
- High-end branded Bathroom fittings
- Fully fitted & fully carcassed wardrobes with soft close doors
- Smart Home Technology
- Security systems

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Fairways is a modern luxury development set between Burgess Hill and Hayward Heath perfect for those looking to settle into a community in one of West Sussex best-loved towns.

The area is ideally placed for work and recreation.

Nestled on the edge of the South Downs National Park, between cosmopolitan Brighton and market town Horsham, Burgess Hill beckons those who value vibrant town life and easy access to glorious countryside. The perfect location for commuters and families, both young and old.

An excellent choice of schools, sports clubs and local amenities make Burgess Hill one of the UK's most appealing residential locations.



Award-winning fine dining is close at hand. Numerous family-friendly pubs offer a warm welcome. And an abundance of green space enhances the balance of the towns characterful architectural heritage.

From golf and cycling to tennis and squash, sports enthusiasts have much to enjoy in and around Burgess Hill. And with an independent cinema, a thriving theatre club and various annual festivals, there is plenty to see and do throughout the year.

Burgess Hill is conveniently placed for commuting and travel further afield. Brighton and the South Coast are only half an hour down the road, Gatwick Airport is easily reached by road or rail, and London Victoria Station is less than a 25-minute train journey away. The closest Wivelsfield Train station is just 5 mins away.

Images shown are of the show home. This property comes unfurnished, if you would like to consider furnished show home please contact us





Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.