

LEASEHOLD



Apartment (EPC Rating:)

FLAT 3, 6 MERRIFIELD LANE, BURGESS HILL, RH15 0FA

£395,000

ASTON VAUGHAN
Sales and Lettings



2 Bedroom Apartment located in Burgess Hill

These properties were designed with a luxury lifestyle in mind. Only the finest fixtures, fittings, materials and technologies have been used in their creation, ensuring the fine finish lasts for many years to come.

Brilliantly located close to the South Downs in a family friendly area with excellent commuter transport links, this stunning two-bedroom apartment offers professionals the chance to live in peace, comfort and luxury. It has beautifully appointed, well-proportioned rooms which include a vast open plan reception room and two generous double bedrooms enjoying tranquil woodland views. Newly built, this home comes with building guarantees and all Brookworth properties are built traditionally and exceptionally engineered, exceeding modern standards.

Externally, these low-rise apartment buildings have been built to sit sympathetically with their countryside surroundings. Hung tiles on red brick facades with tiled porches alongside timber framed, double-glazed casement windows, ensure it feels every inch the country abode.

Stepping inside, the interior design has also been carefully considered, following current trends to create a stylish yet homely space for both relaxation and sophisticated entertaining. Quality wood flooring flows through the open plan living room and dining room from the entrance hall and into the German design kitchen, fitted with Shaker cabinetry at both base and eye levels below composite stone worktops. Pendant lighting illuminates the dining area while LED spots can be remotely managed by the wireless Lutron lighting system. Siemens integrated appliances include a washer dryer, fridge freezer, dishwasher, ovens and hob, while a Quooker hot water tap ensures a speedy cuppa without cluttering the worktops with a kettle.

Across the hall, two beautiful double bedrooms come

with fitted wardrobes to maximise the floor space. Both rooms enjoy easy access to the luxury bathroom across the landing where stone porcelain tiles line the walls alongside metro brick tiling around the bath which has a shower over it, so you can relax after a long day or feel refreshed in the morning when time is of the essence.

Vendor's Comments:

"We are hugely proud of the development and feel we have created the exceptional family homes for the ideal modern family. They offer the best of both worlds with the countryside on their doorstep alongside excellent commuter links and a welcoming, safe, family friendly community. No corners were cut in the interior design and fittings, so we can rest assured these homes will stand the test of time."

Education:

Primary: Manor Field Primary

Secondary: Downlands Community College, Burgess Hill Academy

Private: Hurstpierpoint College, Brighton College, Lancing College

Good to Know:

Residing on the outskirts of Burgess Hill, you can experience life in the countryside, while also having easy access to both Brighton and London by car and train. Wivlesfield Station is a ten-minute walk from here for the London commute, along with the A23, which is a few minutes by car, so it is incredibly well-connected. Some of the best primary and secondary schools in the county sit within catchment and there is a real sense of community here with a village feel. With so much potential, space and charm, this house will appeal to families, developers and professionals alike.





LIVING / DINING / KITCHEN

6288 mm x 4800 mm
20'8" x 15'9"

BEDROOM 1

3687 mm x 3163 mm
12'2" x 10'5"

BEDROOM 2

3687 mm x 3030 mm
12'2" x 10'0"

Council Tax Band

Energy Performance Graph

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

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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.