

Apartment (EPC Rating: )

## PLOTS, 22 & 23 VALEBRIDGE ROAD, BURGESS HILL, RH15 0RT

# £1,750

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom Apartment located in Burgess Hill

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

This outstanding contemporary apartment has been carefully designed to exceed modern lifestyle expectations, from the appliances to the finishes making it the perfect choice for those that in search of a home where every detail has been thought of.

Each apartment has been designed for modern life, with thoughtful details, high end appliances, smart technology and designer fixtures and fitting throughout, making it the ideal place for clean contemporary living.

The properties are let unfurnished, images shown are of the show home.

## Living / Dining / Kitchen

The open plan living area offers floods of light throughout as well as plenty of space for comfortable living, dining & cooking areas

The kitchen is beautifully designed and fitted with fully integrated Siemens appliances, polished stone worktops, satin brass handles and matt finish lacquered doors.

6.26m x 4.80m / 20'8" x 15'9"

## Bedrooms

The bedrooms are complete with custom made wardrobes & luxury carpets.

Bedroom 1 - 3.68m x 3.16m / 12'2" x 10'5"

Bedroom 2 - 3.68m x 3.03m / 12'2" x 10'0"

## Bathroom

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

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Some of the stand-out features 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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The Vale is a modern luxury development on the outskirts Burgess Hill, offering the perfect blend of country living with a bustling town in easy reach.

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 town's characterful architectural heritage.

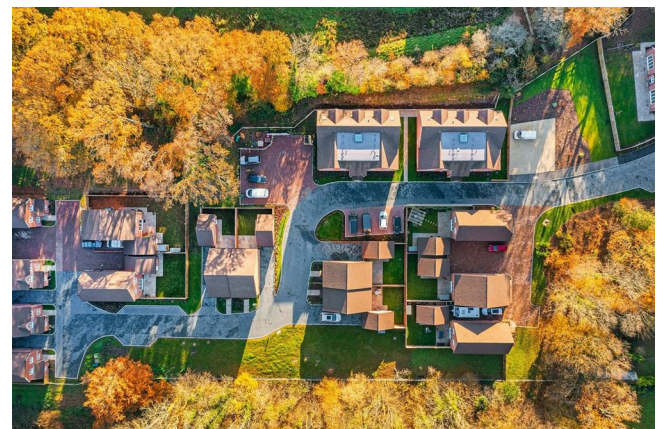
From golf and cycling to tennis and squash, sports enthusiasts have much to enjoy in and around Burgess Hill. And with an independent cinema, a thriving theatre club and various annual festivals, there is plenty to see and do throughout the year.

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

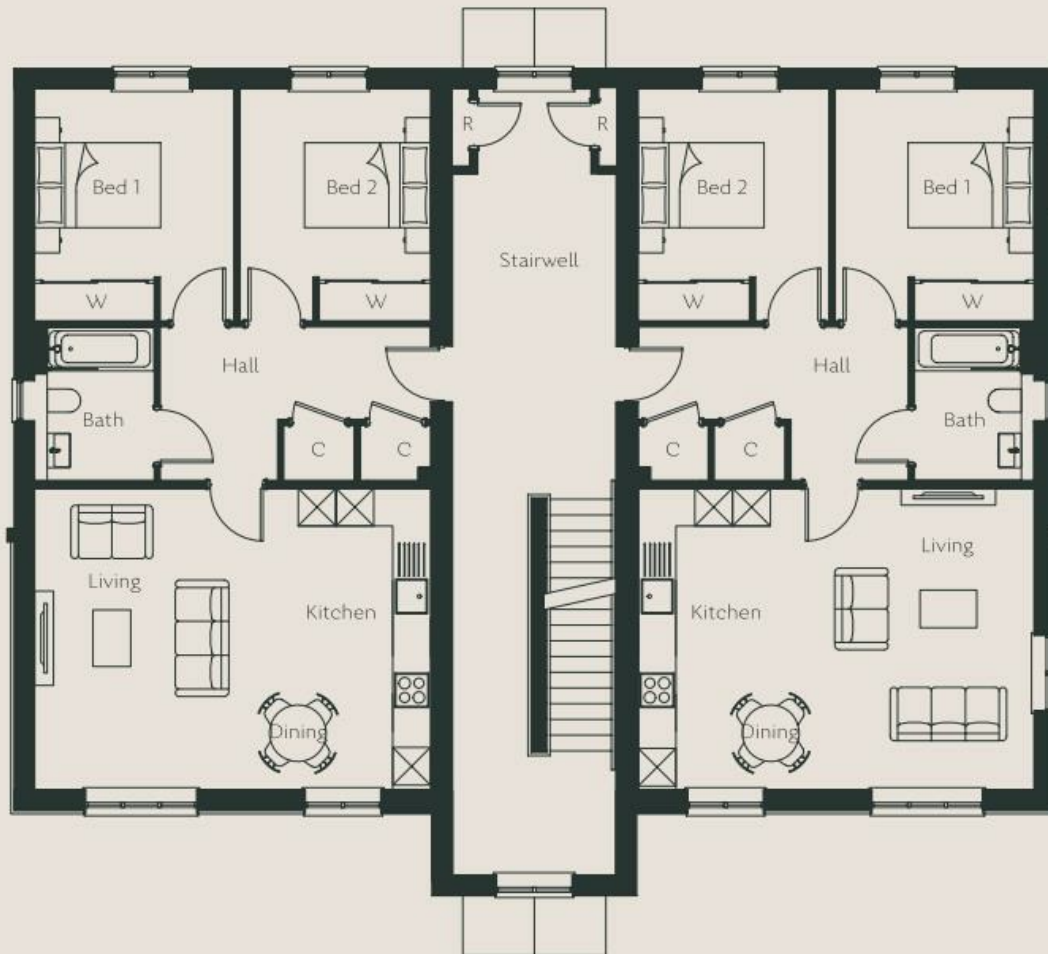


comes unfurnished, if you would like to consider furnished show home please contact us



PLOT 17

PLOT 18



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.