



**Connells**

Elizabeth Court  
Burgess Hill



## Property Description

Situated approximately one mile from Burgess Hill town centre is this beautifully presented two bedroom, two bathroom apartment offering open plan living plus allocated parking and visitors parking.

The property comprises in brief: communal entrance, entrance hall, open plan lounge/dining room and kitchen, two bedrooms and bathroom.

Burgess Hill town centre offers a range of shops bars, restaurants, cinema and main line railway station offering regular services to London, Gatwick Airport and the South Coast. Internal viewing's are highly recommended.

## Communal Entrance

With video entry system.

## Entrance Hall

Radiator, wood laminate flooring.

## Living / Dining / Kitchen

20' x 16' 1" ( 6.10m x 4.90m )  
Open plan area with double glazed window to front, double glazed juliet balcony to front, radiator, storage cupboard, wood effect vinyl flooring. Kitchen with skylight, wall and base units, worksurfaces, integrated fridge/freezer, integrated dishwasher, integrated washing machine, wood effect vinyl flooring.

## Bedroom One

10' 11" x 9' 2" ( 3.33m x 2.79m )  
Double glazed window to rear, built in wardrobe, radiator, fitted carpet.

## Bedroom Two

14' 7" max x 8' 11" ( 4.45m max x 2.72m )  
Double glazed window to rear, built in wardrobe, radiator, fitted carpet.

## Bathroom

Panel enclosed bath with shower attachment, wash basin with storage under, low level w.c., chrome ladder style towel rail, wood effect vinyl flooring.

## Outside

With communal garden and bike storage.

## Parking

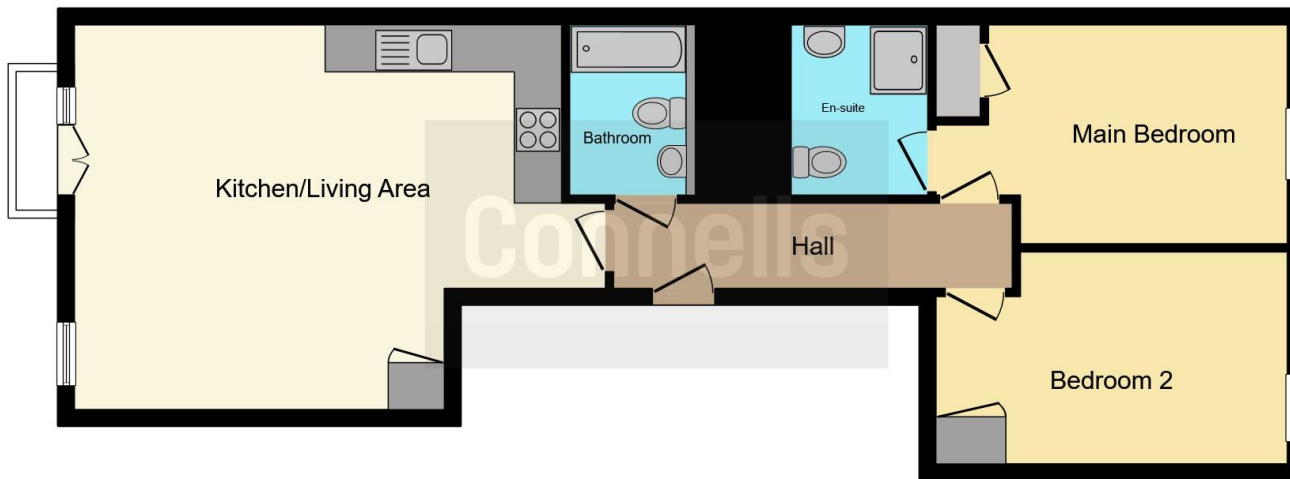
The property benefits from one allocated parking space and visitors parking.

## Burgess Hill Information

Burgess Hill is situated in the Sussex Weald, 10 miles (16 km) north of Brighton, and about 4.5 miles (7.2 km) south of Haywards Heath. Lewes, in East Sussex, is 12 miles (19 km) southeast of Burgess Hill, and the larger town of Horsham is 15 miles (24 km) to the northwest. Crawley, a major settlement is 13 miles (21 km) to the north, and Gatwick Airport is 16 miles (26 km) in the same direction.

The amenities and shopping services in Burgess Hill are also well used by the surrounding villages. The larger villages of Hassocks and Hurstpierpoint are 5 to 10 minutes drive away from the town centre, to the south and southwest respectively. Albourne, Ansty, Bolney, Clayton, Ditchling, Ditchling Common, East Chiltington, Goddards Green, Hickstead, Jacob's Post, Keymer, Plumpton, Plumpton Green, Sayers Common, Streat, Twineham, Westmeston, Wivelsfield (which has given its name to a railway station in Burgess Hill), and Wivelsfield Green are other nearby villages.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

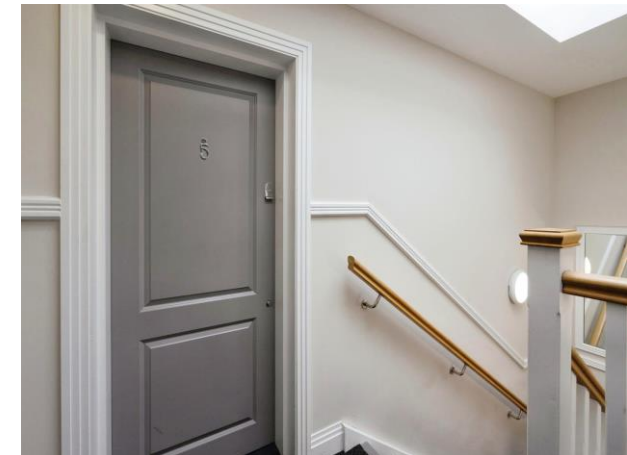
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**EPC Rating: B**

**view this property online [connells.co.uk/Property/BGH405144](https://www.connells.co.uk/Property/BGH405144)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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