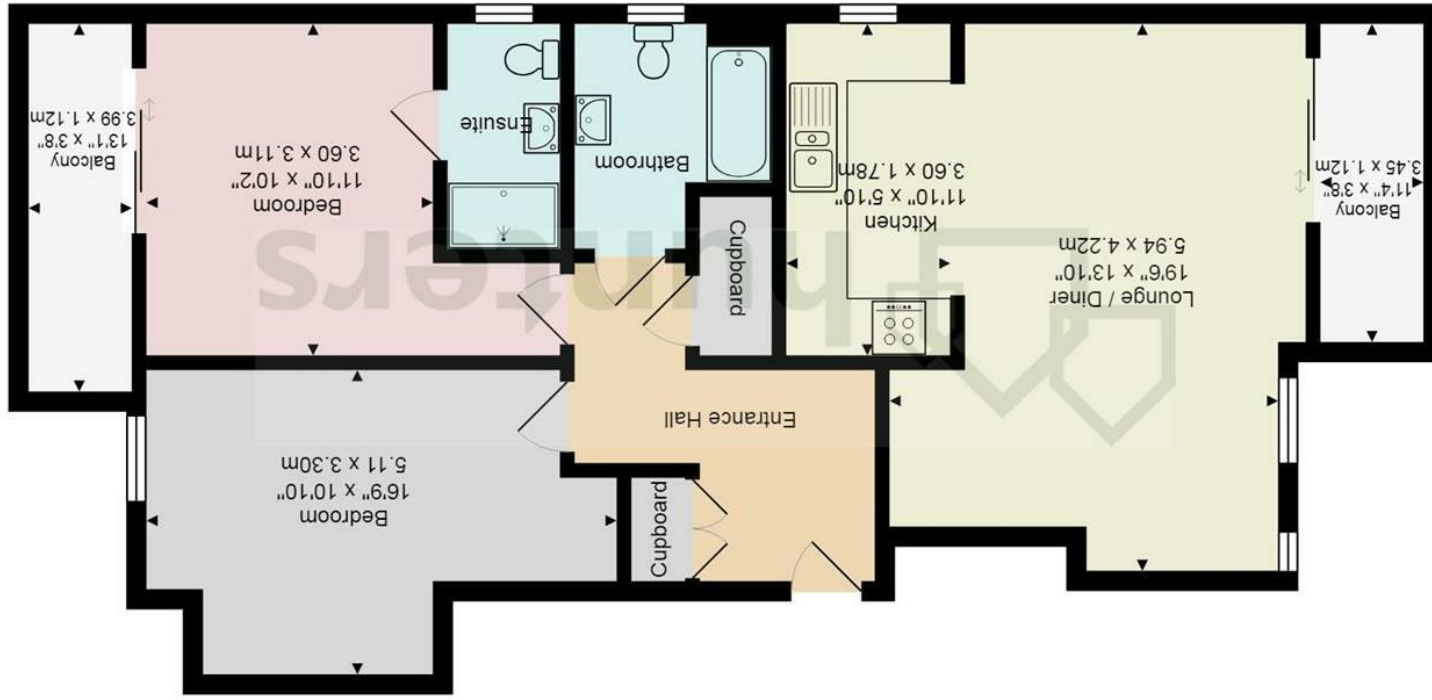


£295,000  
2 Bedroom

Victoria Road, Burgess Hill RH15 9TR  
hiea.co.uk



Total Area: 926 ft<sup>2</sup> ... 85.9 m<sup>2</sup>  
All measurements are approximate and for display purposes only.



Victoria Road, Burgess Hill RH15 9TR  
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£295,000  
2 Bedroom



## Description

TAKE THE STRESS OUT OF BUYING!

INCLUDING IN THIS PRICE ARE WHITE GOODS, FITTED WARDROBES & YOUR CHOICE OF EXECUTIVE FURNITURE PACK FROM <https://davidphillips.com>.

This spacious first floor flat has been made with utmost precision with attention to detail and to an incredibly high spec. The kitchen as Paula Rosa 'Manhattan 48' glass white units with soft close doors & drawers, natural Messina laminate worktop with upstand, Bosch brushed steel appliances oven and integrated recirculating hood. The bathrooms come with Kardean luxury flooring, beautiful Porcelanosa ceramic wall tiles, shower fitted over bath with screen and a stunning Porcelanosa white contemporary suite. More benefits are an integrated light and shaver point to the fitted mirror, heated towel rail and LED downlighting.

With front & rear balconies, you'll be able to enjoy both morning and evening sun in a quiet and peaceful location.

## Features

INCLUDING WARDROBES, APPLIANCES & EXECUTIVE FURNITURE PACK

HELP TO BUY AVAILABLE

"TURN KEY" READY

EN-SUITE TO MASTER

FRONT & REAR BALCONY

CONVENIENT LOCATION TO TOWN/TRAIN STATION

ALLOCATED PARKING SPACE

125 YEAR LEASE

TEN YEAR CRL WARRANTY

QUICK MOVE AVAILABLE FOR FIRST TIME BUYERS

## EPC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

