

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

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Evolving Property

## Faulkners Way, Burgess Hill, West Sussex RH15 8SA £1,500 PCM

Immaculately presented and finished to an EXCEPTIONAL MODERN STANDARD, this stunning two bedroom mid-terrace home on sought-after Faulkners Way offers a truly impressive living space in a peaceful residential close. Recently renovated throughout with high-quality finishes and contemporary style, the property delivers a bright, welcoming and beautifully curated home.


The porch opens into a STRIKING OPEN-PLAN layout, where the dining area flows seamlessly through the stylish living room, complete with modern wood panelling, towards the sleek rear kitchen and landscaped garden beyond. Engineered oak flooring, bespoke shelving, and clever under-stairs storage all add to the home's polished aesthetic.


The kitchen boasts a large skylight, sleek blue/grey handle-less units and integrated appliances including fridge freezer, dishwasher, washer-dryer, induction hob and oven with hidden extractor. UPVC double doors lead out to the IMPRESSIVE GARDEN, landscaped with a contemporary patio, AstroTurf lawn, attractive slatted fencing and a built-in seating area perfect for sunny entertaining. A rear gate leads directly onto the Twitten, opening out to the nature reserve behind.

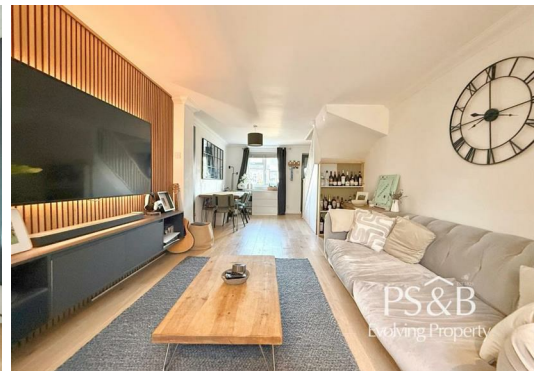
Upstairs, the second bedroom sits at the front with FITTED STORAGE - ideal as a single room, office or guest space. The main bedroom enjoys peaceful WOODLAND VIEWS to the rear. The luxurious wet room features micro-cement walls, rainfall shower and underfloor heating.

Faulkners Way sits within the Burgess Hill Leylands area, a well-connected residential neighbourhood in Mid Sussex. The location offers low local crime rates, excellent access to amenities including Co-op and Lidl within 0.2 miles, and proximity to Sheddingdean Primary School just 110 yards away. Transport links are strong, with Wivelsfield Station approx. 0.5 miles and Burgess Hill Town Centre close by, making the area both convenient and



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
		<b>89</b>
		<b>74</b>
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 		



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 000**

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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