

ELIZABETH COURT

BURGESS HILL



A DEVELOPMENT BY



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Trusted since 1947



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ELIZABETH COURT

BURGESS HILL



PHASE ONE OF ELIZABETH COURT
OFFERS SIX STUNNING NEW
APARTMENTS IN BURGESS HILL



Elizabeth Court is an exclusive development comprising twelve two bedroom apartments and two four bedroom townhouses, located within easy reach of Burgess Hill town centre and the mainline train station.

Newly built by Whiteoak Developments, the properties have been carefully designed to provide modern, spacious living accommodation to a high specification and Phase I is now ready for immediate occupation.

THIS STUNNING NEW CONTEMPORARY DEVELOPMENT HAS AMTICO FLOORING THROUGHOUT THE LIVING AREAS AND HIGH QUALITY CARPETS TO BEDROOMS.





BURGESS HILL & THE SURROUNDING AREA

BURGESS HILL

A fast growing town, ideal for commuters, families and older residents. Well served with retail facilities, The Market Place Shopping Centre hosts a range of high street brands and local produce. Italian and French speciality markets are held through the year with outdoor markets running daily.

The two screen Orion Cinema provides a cosy venue whilst the Ariel Company Theatre and the Burgess Hill Theatre Club showcase varied performances.

Located on the edge of the South Downs National Park, Burgess Hill is the perfect place for those who wish to combine the convenience of town living with outdoor pursuits, from cycling and horse riding to dog walking along the fabulous countryside. St Johns Park, Burgess Hill Golf Centre and Plumpton Race Course are within easy reach, while families will love Bedelands Nature Reserve and The Triangle Leisure Centre with indoor/outdoor rapids and soft play areas. The opera at Glyndebourne is easily accessible by rail or car. For wine lovers, the Ridgeview Wine Estate and The Bolney Estate are close by.

Well suited to commuters, two mainline stations, Burgess Hill and Wivelsfield offer frequent and fast services to London, Brighton, the stunning south coast and the bohemian market town of Lewes. Gatwick Airport is also easily accessible via train or the A23, just a few minutes' drive away.

Several pre-schools, nursery and childcare facilities can be found in Burgess Hill. There is also an excellent range of state and independent schools available.

HAYWARDS HEATH

Just three miles from Burgess Hill, Haywards Heath has a population of approximately 27,000.

National retailers such as Marks and Spencer, Waitrose, Sainsbury, Tesco Express, Boots and Next are available here. A wide choice of restaurants can be found in The Broadway. The Dolphin Centre provides excellent leisure facilities with its swimming pool, badminton, squash courts and gym. Victoria Park has an outside gym, children's play area, skateboard park and tennis courts. Haywards Heath Golf Club enjoys a 18 hole course and clubhouse set in stunning parkland. Clair Hall is a great venue for concerts and social events. The Princess Royal hospital is located on the edge of town.

WIVELSFIELD

3 Miles away you can find Wivelsfield and the adjacent village of Wivelsfield Green which are the core of the Civil Parish of Wivelsfield in the Lewes District of East Sussex. They lie in the low Weald and to the north of the South Downs National Park. The Sandstone church of St Peter & St John the Baptist is located in Church Lane, and the village hall is located in Eastern Road. Films are regularly shown on Sundays in the hall. Recreational grounds are used by local clubs, community organisations and sports teams. Wivelsfield village day is held in July each year on the recreation ground. The village has its own theatre, named the Wivelsfield Little Theatre, holding productions in the village hall and the Church. The Parish includes several woods and small farms. A brook which runs through here is a tributary of the River Ouse that flows to Newhaven. There are 20 listed buildings in the Parish, including the Grade I listed, Great Ote Hall.

BRIGHTON & HOVE

Around 8 miles south of Burgess Hill is vibrant Brighton & Hove. The relaxed bohemian atmosphere of The Lanes is unique with

hundreds of small shops, stylish cafes and restaurants. Culture is an intrinsic part of Brighton life including the renowned Theatre Royal & Dome Complex, the Royal Pavilion, Duke Of York's Art House and Brighton Museum. The city regularly hosts exhibitions and festivals including the annual Brighton Festival, which is one of Europe's largest art festivals. Brighton & Hove is now regarded as one of the most varied shopping, dining & cultural experiences outside of London. The South Downs National Park spans Sussex, virtually surrounding Brighton & Hove, providing countryside perfect for walking, horse riding, golf and cycling. Brighton Marina Village is the largest harbour in the UK with over 1,600 berths, a full range of water sports, numerous cafes, bars, restaurants, a casino holding world class competitions, a cinema and a bowling alley.

TRAIN TIMES FROM BURGESS HILL

Haywards Heath	5 minutes
Brighton	11 minutes
London Victoria	46 minutes
Gatwick	20 minutes
Lewes	28 minutes

ALL THE PROPERTIES HAVE GAS FIRED CENTRAL HEATING. FOR SECURITY AND PEACE OF MIND THERE ARE MAINS FED SMOKE DETECTORS, VIDEO PHONE ENTRY SYSTEMS AND EACH HOME WILL BE SOLD WITH A 10 YEAR BLP STRUCTURAL WARRANTY.



ELIZABETH COURT

SPECIFICATION

KITCHENS & LIVING AREAS

- Fully fitted contemporary ‘Leicht’ kitchens
- Siemens four burner gas hob and electric oven
- Integrated Siemens appliances including fridge/freezer, dishwasher and washer/dryer
- ‘Amtico’ flooring

BATHROOMS & EN-SUITES

- Designed with a contemporary feel to offer excellent quality throughout
- High quality porcelain wall tiles to wet areas
- Porcelain floor tiles or “Amtico” flooring depending on specific unit.
- Wall mounted vanity units with storage and mounted sink
- Large wall mounted mirror

MEDIA

- Pre-wired for future satellite/digital TV, telephone and broadband to living room.
- CDVI digital colour video door entry system
- Commercial LD2 fire alarm

HEATING

- A rated Alpha Combi Boiler system comprising a natural gas condensing boiler with radiators and heated towel rails to bathrooms en-suites

EXTERIOR

- High quality composite front door, multi point locking and air tight seals
- UPVC double glazed windows and doors designed for easy maintenance
- External lights to front and rear of the building

GARDENS

On Phase I, the apartments enjoy landscaped communal gardens with paving and planting.

On Phase II, the houses, Plot 8 and 9 benefit from private rear gardens and landscaping to the front of the building.

WARRANTY

Each home will have a 10 year BLP Structural Warranty.



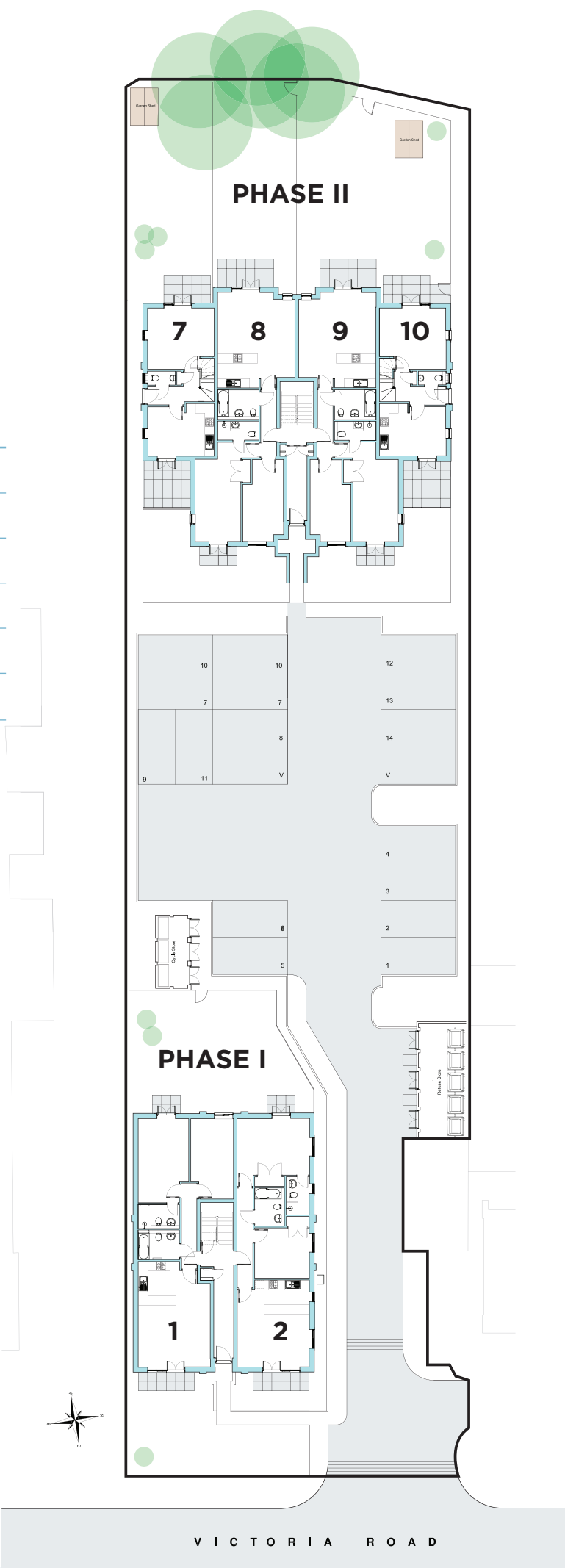
PARKING

- Each of the apartments will have an allocated off street parking space
- Each of the houses have two parking spaces
- There are 2 visitors parking spaces

ELIZABETH COURT

SITE PLAN

Plot	Size in Feet	Size in Metres
1	804 sqft	74.7 sqm
2	782 sqft	72.7 sqm
3	859 sqft	79.8 sqm
4	826 sqft	76.8 sqm
5	739 sqft	68.7 sqm
6	680 sqft	63.2 sqm

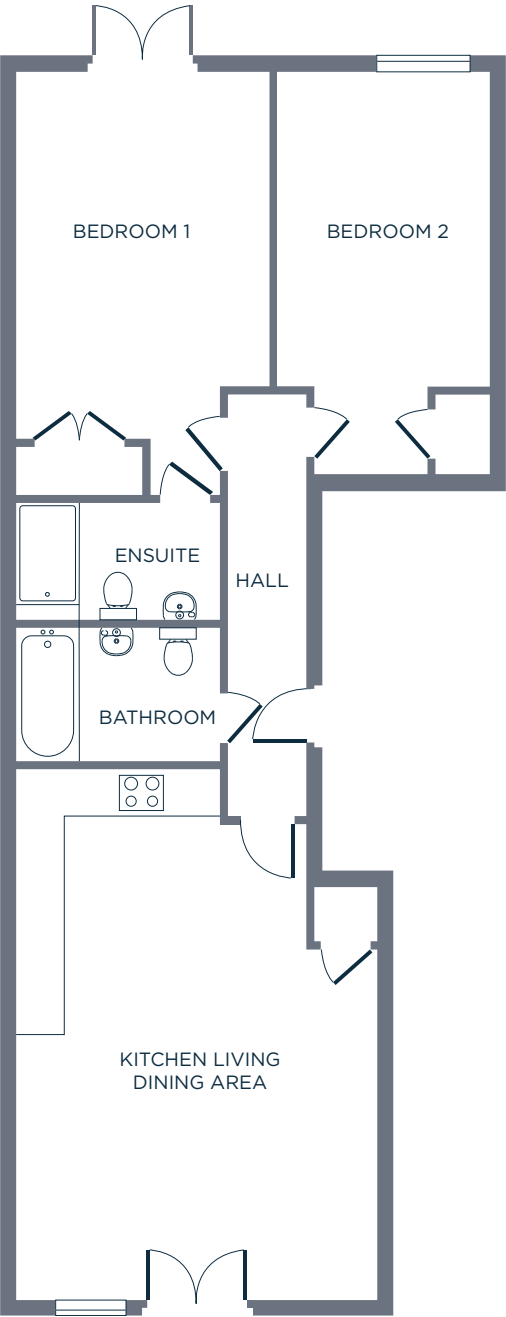


ELIZABETH COURT

FLOOR PLANS

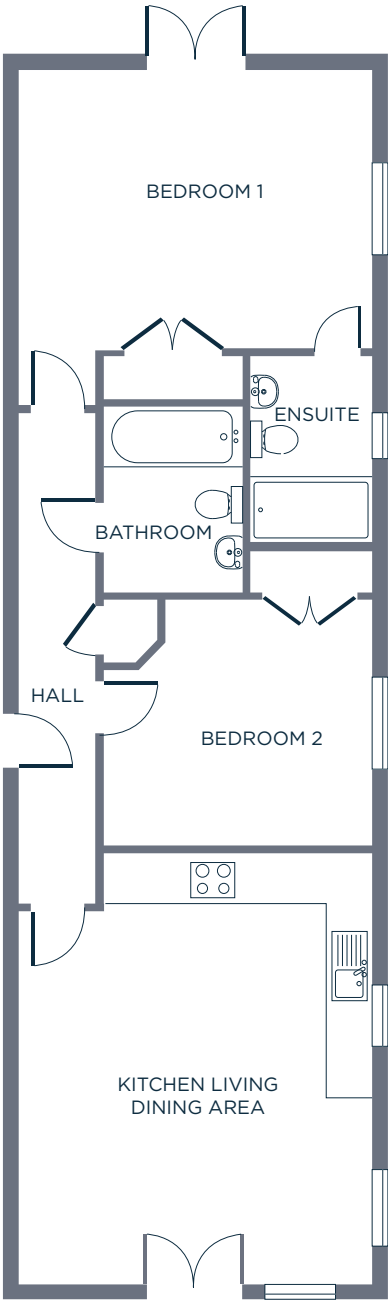
NO.1

Room	Size in Feet	Size in Metres
Living Area	22' 4 x 15' 2	6.8m x 4.6m
Bedroom 1	17' 9 x 10' 7	5.4m x 3.2m
Bedroom 2	16' 11 x 9' 0	5.1m x 2.7m
TOTAL	804 sqft	74.7 sqm



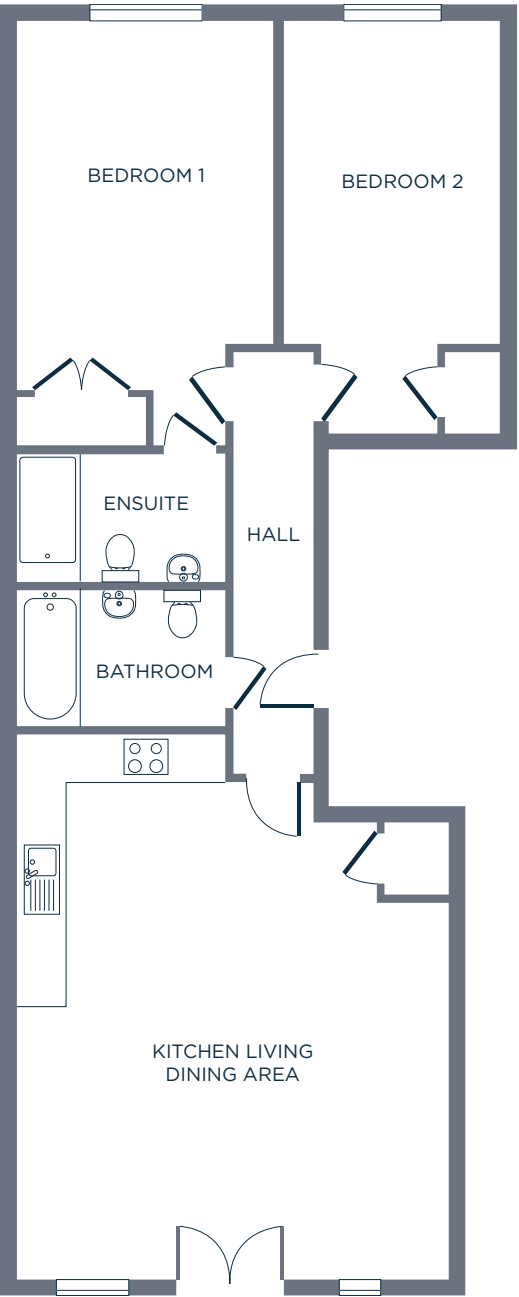
NO.2

Room	Size in Feet	Size in Metres
Living Area	18' 5 x 15' 2	5.6m x 4.6m
Bedroom 1	15' 2 x 12' 0	4.6m x 3.6m
Bedroom 2	11' 6 x 10' 7	3.5m x 3.2m
TOTAL	782 sqft	72.7 sqm



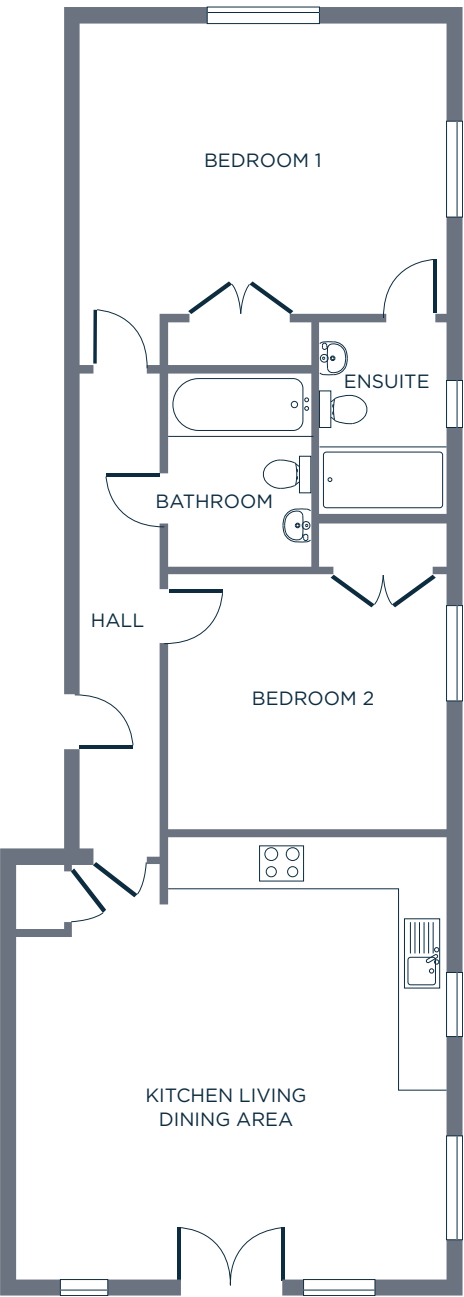
NO.3

Room	Size in Feet	Size in Metres
Living Area	22' 5 x 17' 10	6.8m x 5.4m
Bedroom 1	17' 5 x 10' 7	5.3m x 3.2m
Bedroom 2	16' 11 x 9' 0	5.1m x 2.7m
TOTAL	859 sqft	79.8 sqm



NO.4

Room	Size in Feet	Size in Metres
Living Area	18' 4 x 17' 10	5.6m x 5.4m
Bedroom 1	15' 2 x 12' 0	4.6m x 3.7m
Bedroom 2	11' 6 x 10' 7	3.5m x 3.2m
TOTAL	826 sqft	76.8 sqm

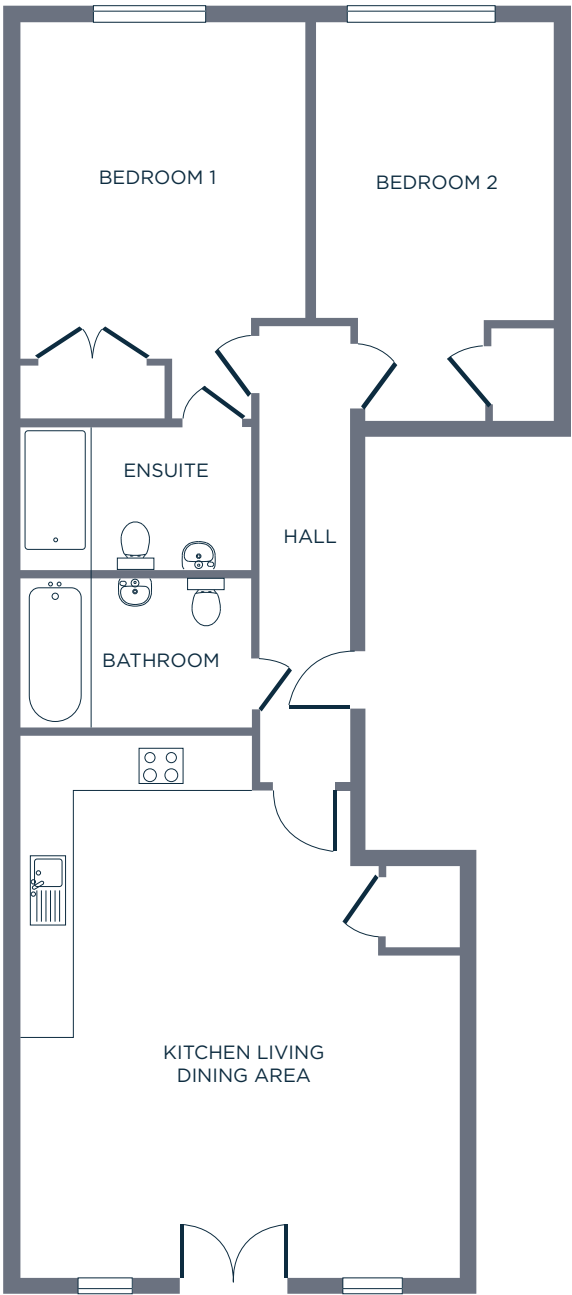


ELIZABETH COURT

FLOOR PLANS

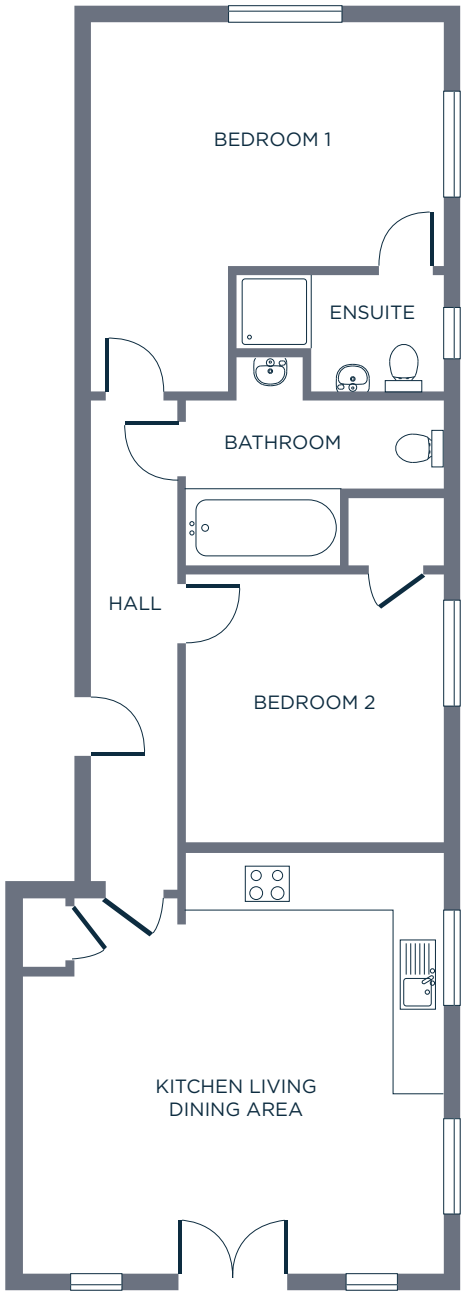
NO.5

Room	Size in Feet	Size in Metres
Living Area	20'1 x 16'3	6.1m x 4.9m
Bedroom 1	14'9 x 10'7	4.5m x 3.2m
Bedroom 2	14'9 x 9'0	4.5m x 2.7m
TOTAL	739 sqft	68.7 sqm



NO.6

Room	Size in Feet	Size in Metres
Living Area	16'2 x 16'2	4.9m x 4.9m
Bedroom 1	13'6 x 9'4	4.1m x 2.8m
Bedroom 2	10'4 x 9'11	3.1m x 3.0m
TOTAL	680 sqft	63.2 sqm



THE BATHROOMS AND EN-SUITE
SHOWER ROOMS ARE DESIGNED WITH
A CONTEMPORARY FEEL AND OFFER
EXCELLENT QUALITY THROUGHOUT.





CONTEMPORARY 'LEICHT' KITCHENS WITH
SIEMENS FOUR BURNER GAS HOB AND
ELECTRIC OVEN & INTEGRATED SIEMENS
APPLIANCES INCLUDING FRIDGE/FREEZER,
DISHWASHER AND WASHER/DRYER

