



# 16b Cyprus Road, Burgess Hill, West Sussex, RH15 8DX

Price: £1,295 pcm



A fantastic two bedroom maisonette, finished to an extremely high standard and offering bright and spacious accommodation within a moments walk of the town centre. The property offers flat plastered ceilings with downlighters, shaker style internal doors and quality fitted floor coverings throughout. The accommodation comprises composite front door leading to entrance lobby, built-in cupboard and stairs leading to first floor. Master bedroom with two u'PVC double glazed windows with fitted roller blinds overlooking front, two wall mounted spotlights, feature radiator, built-in cupboard with hanging rail and shelving, exposed feature brick chimney breast, the second double bedroom has a u'PVC double glazed window with fitted roller blind overlooking rear, feature radiator, wall mounted spotlights and exposed feature brick fireplace. The luxuriously fitted bathroom has a white suite comprising sink unit with built-in cupboard under, low level w.c. and double walk-in shower cubicle with shower screen, u'PVC double glazed window with fitted roller blind overlooking rear, exposed brickwork, ceramic wall and floor tiles. From the first floor landing there are stairs leading to the second floor kitchen/living room which is flooded with light having two u'PVC double glazed windows overlooking the rear and two large velux windows to the front. The kitchen area has an excellent range of white high gloss wall, base and drawer units complemented by worksurface together with integrated appliances to include fridge and freezer, 'Bosch' oven and grill with four ring induction hob and extractor hood above, washer/dryer, inset stainless steel sink unit with mixer tap, feature radiator, built-in cupboard housing boiler, there is ample storage provided by built-in low level cupboards and eaves storage together with recessed areas offering open display shelving.



Burgess Hill has an expanding population of around 30,000 and benefits from a busy town centre and covered shopping precinct including a Waitrose, Boots and Iceland. There are plans for a major redevelopment project of the town centre in the near future. Out of town is a Tesco's Superstore and a Lidl. Local leisure facilities include the Triangle Leisure Centre, St Johns Park with its cricket pitch and

tennis courts, a two screen cinema and a good variety of sports clubs. The town is ideally located for easy access to Brighton (10 miles) and London (40 miles). There is easy access to the A/M23 and Gatwick Airport approximately 16 miles away. There are two mainline stations Wivelsfield and Burgess Hill both with an excellent service to London (Victoria 55 mins) and Brighton (20 mins). Burgess Hill provides a good selection of schools including the highly regarded Burgess Hill school for Girls.

### **OUTSIDE**

**Private patio area** to rear of property

The property also benefits from one allocated parking space and bike store.

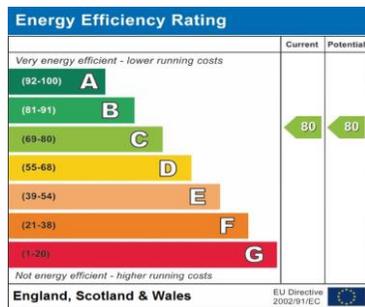
**COUNCIL TAX:** TBC

Tenancy Notes:

**Holding Deposit: £299.00** (equivalent to one week's rent)

**Security Deposit: £1494.00** (equivalent to five weeks' rent)





PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note - 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (unless otherwise stated). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase