



# Victoria Place

Victoria Road | Burgess Hill | West Sussex

A new development of twelve highly specified two bedroom apartments

Ideal first time buyer or  
buy to let opportunity

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Each apartment enjoys:

- Private Parking Space
- Private Balcony or Patio Area
- Bathroom & En Suite Shower Room
- 2 Double Bedrooms
- Share of Freehold
- Ideal commuting location

A development by

**cross|stone**  
HOMES

[www.crossstone.co.uk](http://www.crossstone.co.uk)

# Burgess Hill



## Burgess Hill, West Sussex

Burgess Hill lies within just 4 miles of the Southdown's National Park in the heart of Mid Sussex and is directly accessible from the A23/M23 corridor. The town has a population of almost 30,000 and was recently reported to be one of the fastest expanding towns in Europe.

Burgess Hill's expansion has included the construction of many new homes and the Market Place Shopping Centre which includes a Waitrose Supermarket, Boots, W H Smiths, KFC and Costa Coffee.

Burgess Hill also offers fantastic employment opportunities having one of the largest Business Parks in the County, the Victoria Business Park, which is home to numerous blue chip companies to include Roche Pharmaceutical Headquarters, Porsche, CAE Aviation and there is even a recently opened Travel Lodge Hotel.

Local leisure facilities include the Triangle Leisure Centre which was opened in 1999 by Her Majesty the Queen. It has been designed to accommodate both professional sports people and families alike, with its main attraction being the Aztec Waters fun pool, with water cannons, cascade pools, flumes, rapids, lido and a competition pool. There are, however, opportunities to enjoy every kind of indoor and outdoor sport, as well as the fully equipped health and fitness club (approved as a pre-games training camp to the 2012 London Olympics).

Burgess Hill is surrounded by beautiful countryside and enjoys spectacular views of the South Downs, the Jack and Jill Windmills at Clayton can be seen from the development.

St John's Park, situated in the centre of Town, offers tennis courts, an Xtreme Action area for skateboarding, BMXing and in-line skating and is a great place to get active or just watch the cricket on a summer afternoon. There is also a good selection of restaurants in the town, along with a two screen cinema.

Burgess Hill is important as a commuter town, located 40 miles south of London, 20 miles from Gatwick Airport and 10 miles north of Brighton. The attraction for many residents is the close proximity of London, the town having good access to the M23 and M25 motorway network. Burgess Hill is on the Main London to Brighton line and has a commuter service to London (Victoria 55 minutes) and Brighton (20 minutes).



Burgess Hill Mainline Station



The South Downs National Park

# Victoria Place



## Cross Stone at Victoria Place

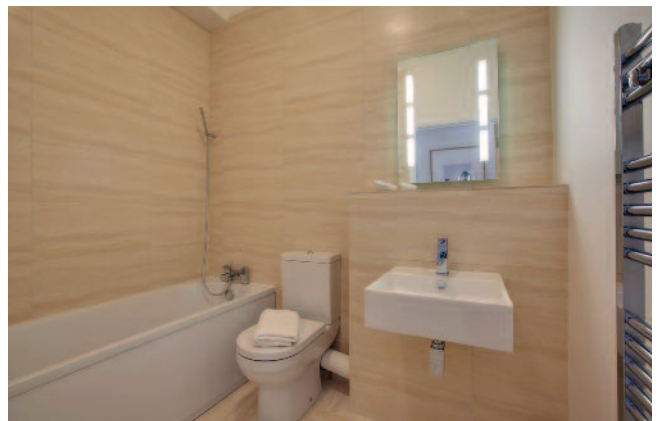
Cross Stone Homes focus on sustainable development and wherever possible we aim to re-use buildings, ensuring that our developments deliver the most sustainable and environmentally friendly development solution for the environment.

Our Victoria Place development comprises the substantial conversion and comprehensive refurbishment of a former office building, which stood vacant for many years, to provide 12 stunning and highly specified apartments, each with generous balconies or patios and a private parking space.

The conversion takes advantage of the attributes of the former office building by retaining good ceiling heights and in many of the flats uniquely large double glazed windows, which all provides an unrivalled sense of natural light and space.

All of our developments are built to the highest standards incorporating tried and tested traditional construction methods, as well as employing the latest building technology to ensure we maintain the highest standards of construction and very importantly insulation.

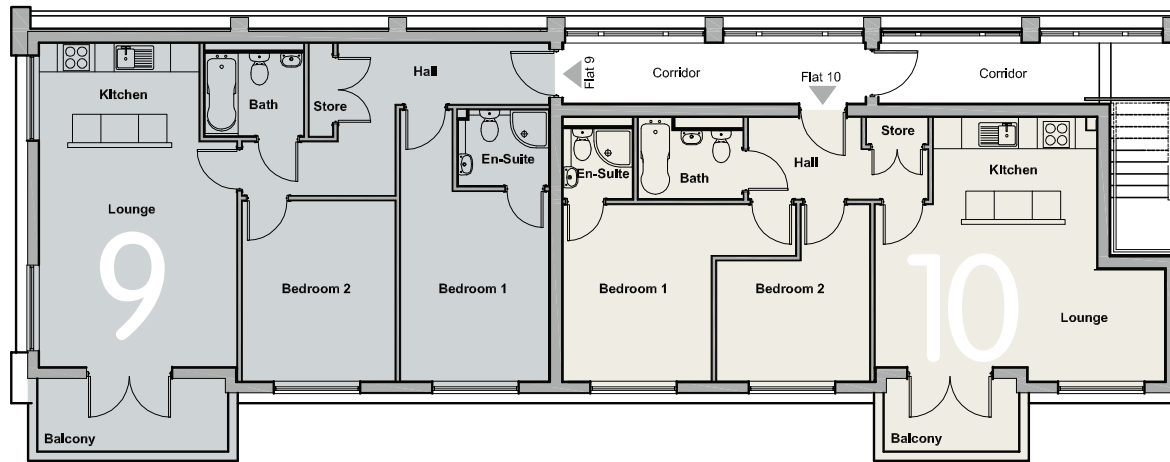
Cross Stone Homes also own 71 Victoria Road adjoining Victoria Place and a planning application will shortly be submitted to develop this for housing.



# Victoria Place Floor Plans

Flat 9 - 2 Bed Flat

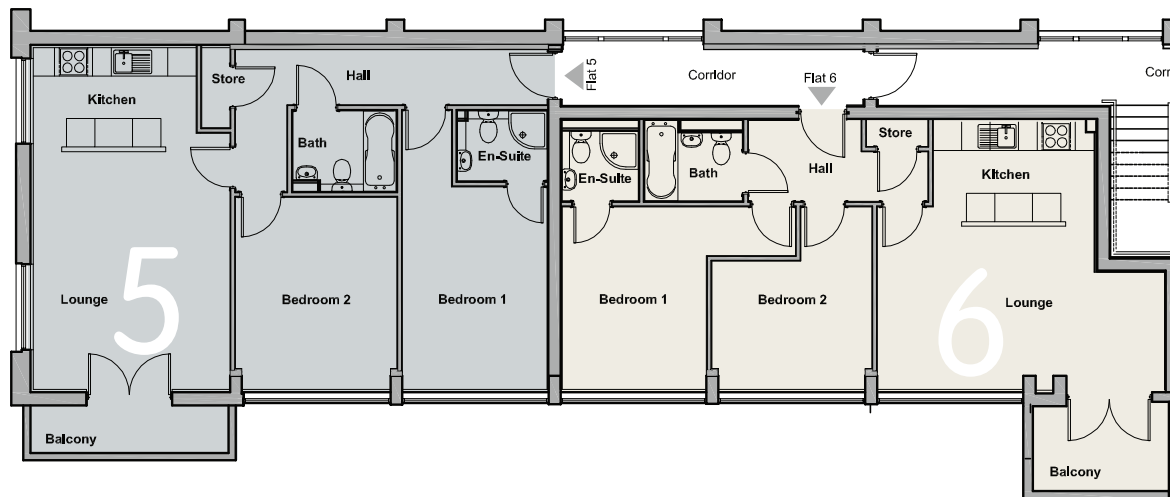
Flat 10 - 2 Bed Flat



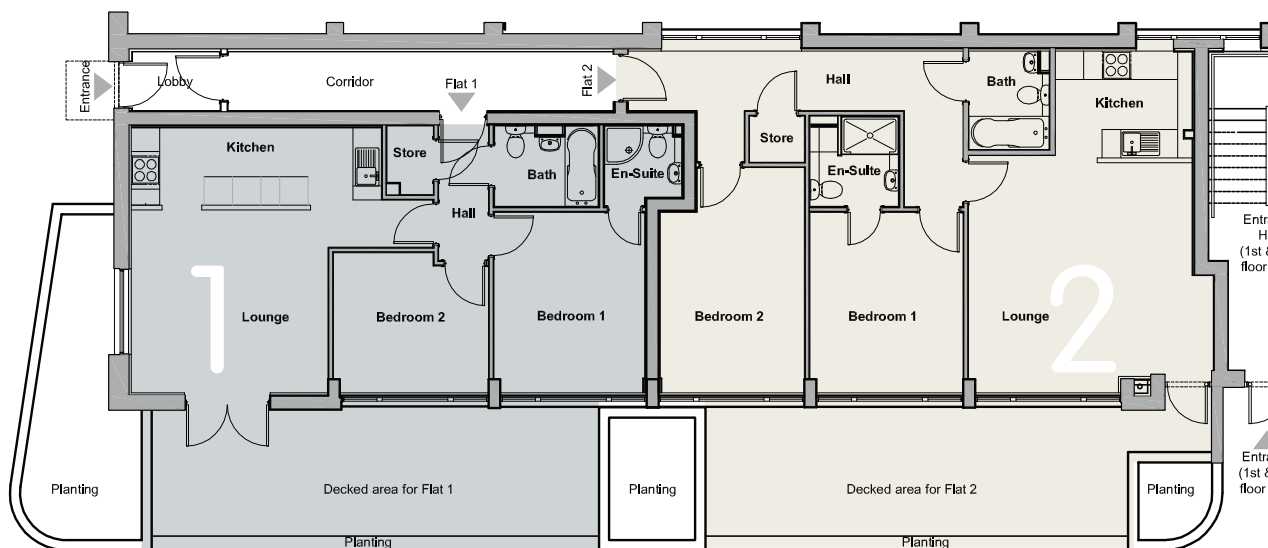
Second Floor Plans

Flat 5 - 2 Bed Flat

Flat 6 - 2 Bed Flat



First Floor Plans



Ground Floor Plans

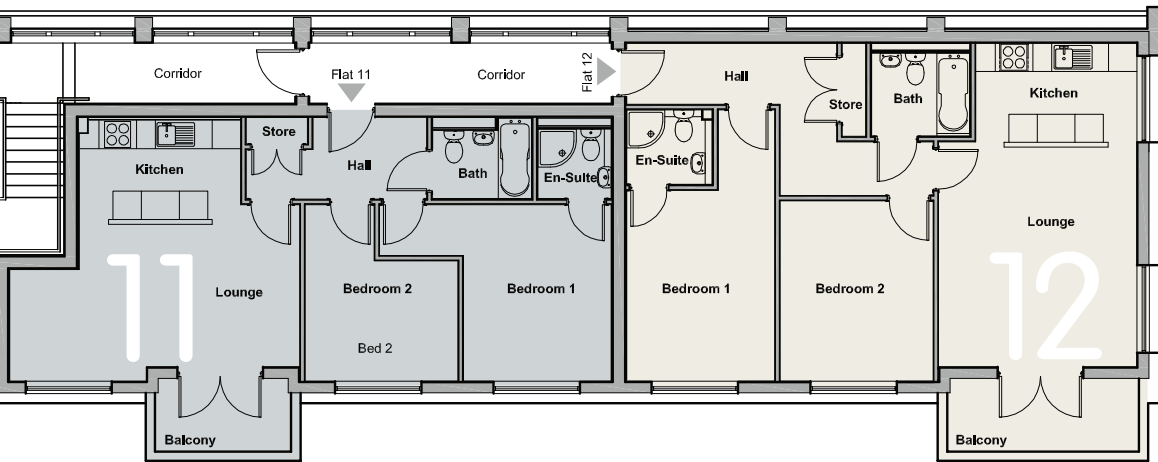
Flat 1 - 2 Bed Flat

Flat 2 - 2 Bed Flat

# Victoria Place Floor Plans

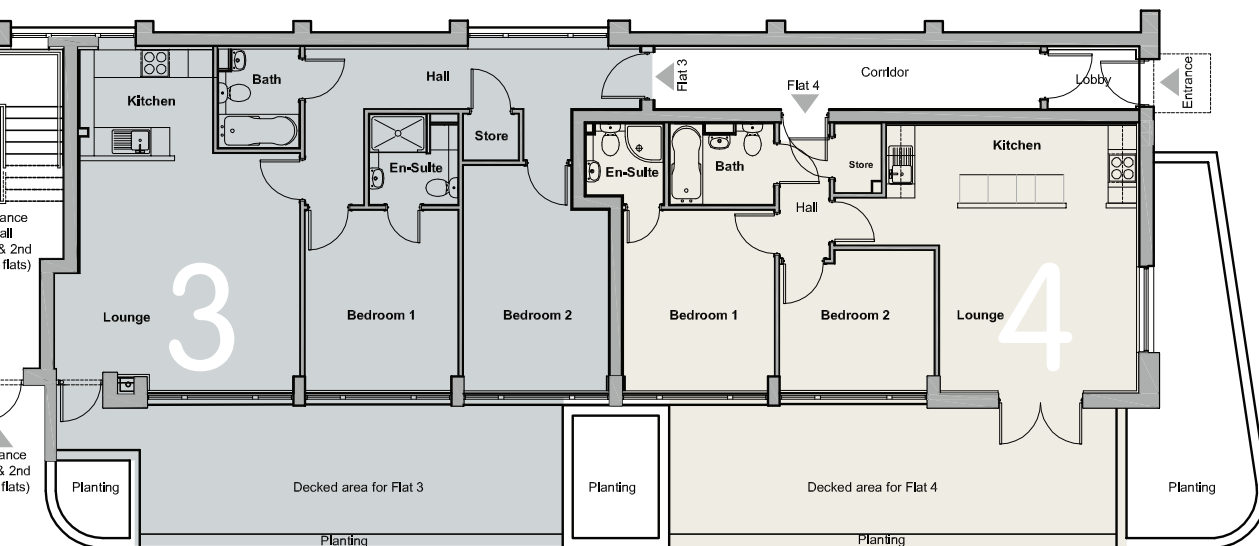
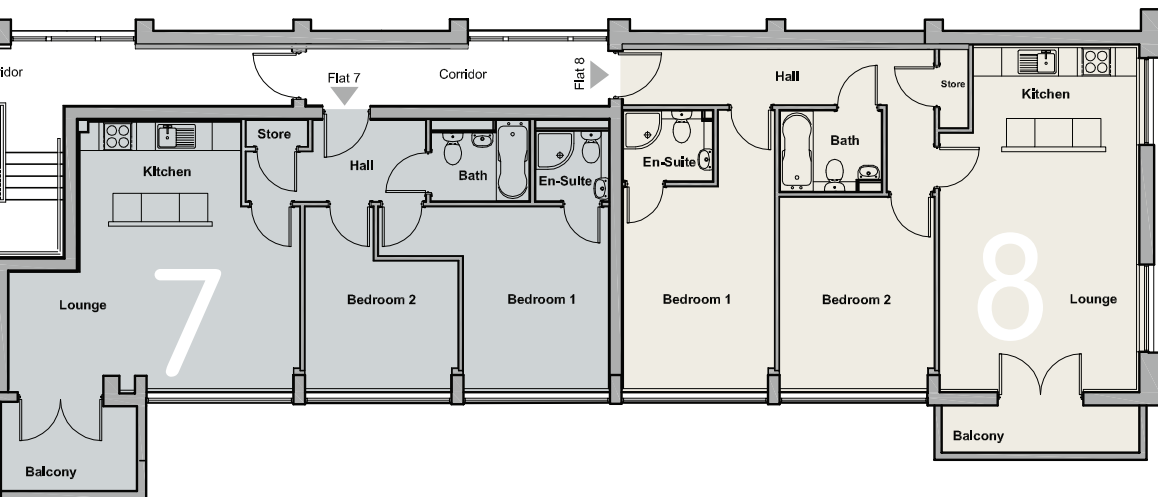
Flat 11 - 2 Bed Flat

Flat 12 - 2 Bed Flat



Flat 7 - 2 Bed Flat

Flat 8 - 2 Bed Flat



Flat 3 - 2 Bed Flat

Flat 4 - 2 Bed Flat

# *The Apartments*



# Specification

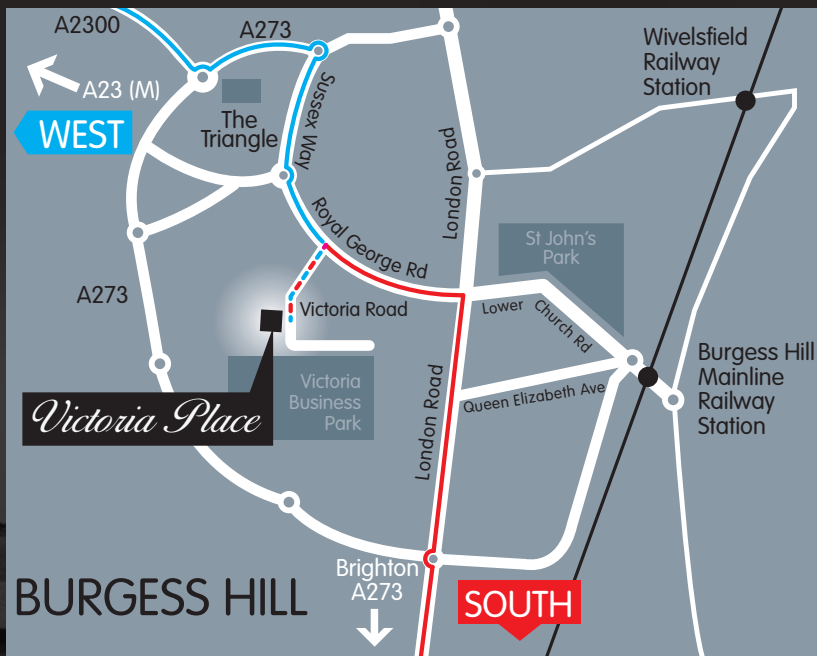


## Specification

### Each of the apartments will incorporate:

- Kitchens - Lamona kitchen units in Glendevon Gloss White finish with integrated door handles, soft close doors and drawers. Worktops Basalt slate effect square edged with matching upstand and glass splash back to hobs. Concealed recycle bins, concealed pelmet and plinth lighting.
- Appliances - Lamona appliances include built under integrated larder fridge, integrated built under deluxe freezer (some apartments with 50/50 tower arrangement), wall mounted stainless steel Microwave, front touch control frameless ceramic hob, stainless steel single fan oven, integrated extractor fan, integrated dishwasher, 1 & ½ bowl Lamona Ulswater stainless steel sink and Garda swan neck tap.
- Bathrooms - All sanitary ware by Porcelanosa to include NK One Concept wc, Azor basins and Cuadro taps and fittings, Backlit mirrors with integrated shaver sockets, baths fitted with Daryl glazed screens and shower enclosures with Daryl Torsion glass enclosures. Tiles are Super Travertine ceramic tiles (300 x 300mm floors and 300 x 600mm walls).
- Floor Finishes - Living Rooms and Kitchens Quickstep Elite Old White Oak Laminate and Bedrooms and entrance halls Belgrave Berber 50/50 wool carpet.
- Balconies - All flats have large east facing balconies or patio gardens to the ground floor flats.
- Heating - gas central heating self contained within each flat
- General - Double Glazing throughout, integrated smoke detection and fire alarm system, video entry system, hall cupboard plumbed to take washing machine
- Parking - Each flat will be demised its own exclusive parking space.

Interior design and show flat by  
Oliver & Greening Interior Design.



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## Price

See pricing schedule insert.

## Tenure

The apartments will be sold upon 999 year leases at a nominal a ground rent. Upon completion of the sales a management company will be set up and each flat will receive a 12th share off the freehold interest.

## Service Charge

A service charge to cover maintenance of the development will be charged at an initial £800 per annum.

## Further information



Bryn Thomas  
Lewes Office  
brynt@oakleyresidential.com  
T: 01273 487444

Simon Cox  
Brighton & Hove Office  
simonc@oakleyresidential.com  
T: 01273 688881



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