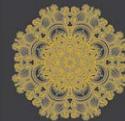


Keymer Place

**BURGESS HILL RH15 0AN**

A stunning collection of just 3 luxury family homes in a gated development less than a twelve minute walk from Burgess Hill Station

BY CHAPELWOOD HOMES





## WELCOME TO Keymer Place



Keymer Place is ideally situated located close to the delightful town of Burgess Hill which is situated in picturesque countryside with breathtaking views of the South Downs and the High Weald to the North. Burgess Hill is a thriving town with a strong community spirit, a truly wonderful place to call home.

When it comes to commuting it would be difficult to imagine a town better situated than Burgess Hill. Standing astride the A23 Brighton to London main road, Burgess Hill also benefits from excellent rail connections. Both London Bridge and Victoria can be reached in within 50 minutes, there are also direct links to Gatwick Airport.

The closest primary school to Keymer Place is Birchwood Grove Primary and has been rated Outstanding by Ofstead. For older children Burgess Hill has a very good mix of both state and independent senior schools.

Burgess Hill's largely traffic free town centre boasts a wide range of shops and a Saturday's Farmers Market. Leisure, sporting and cultural interests are also well catered for, including the Triangle Leisure Centre. The vibrant seaside resort of Brighton is under 20 minutes by car. The town also offers endless opportunities for those who like outdoor pursuits; walking, cycling or horse-riding amid some of the finest countryside in the South of England.

## YOUR HOME AT Keymer Place



Keymer Place enjoys a peaceful and gated setting off Keymer Road. Each four bedroom detached family home has a garage or covered parking area. The homes are set in landscaped gardens with attractive patios to the rear of each property.

### Superb Specification

#### DESIGNER KITCHENS

- Individually designed, contemporary style kitchens
- Stone worktops and upstands
- Touch Control Induction Hob
- S/Steel and Glass Angled Chimney Hood
- Pyrolytic Multifunction Oven
- Combination Microwave
- Integrated Dishwasher
- One and a half bowl sink with polished chrome mixer tap
- LED downlights and pelmet lighting

#### UTILITY

- Units to match designer kitchens
- Laminate worktop with matching upstands
- Stainless steel single bowl sink with mixer tap
- Space for washing machine and tumble dryer

#### LUXURY BATHROOMS

- Villeroy & Boch sanitaryware
- Villeroy & Boch fitted vanity units in ensuite 1 and family bathrooms
- Polished chrome Hansgrohe monoblock mixer taps
- Thermostatically controlled Hansgrohe showers
- Polished chrome towel rails
- Stylish ceramic wall and floor tiles
- Contemporary mirrors incorporating LED illumination, charging socket and steam free to bathrooms & ensuites.
- LED downlights

#### FIREPLACE & STOVE

- Chesney's contemporary fire surround with black slate hearth
- Chesney's "Shoreditch" contemporary log burning stove



Marketing image from kitchen designer



Photography of previous Chapelwood Homes development

#### STAIRCASE

- Painted turned spindles with oak handrail and turned oak newel posts

#### HEATING, INSULATION & WATER SERVICES

- Gas fired underfloor central heating to ground floor
- Radiators to first floor
- Individual thermostatic controls
- Pressurised water system to enable high pressure showering and an abundance of hot water
- Towel rails controlled separate to heating & water systems
- Electronic programming for separate heating and hot water systems
- Independent immersion heater

#### ENTERTAINMENT & COMMUNICATION

- Wiring for satellite at all TV aerial points so that satellite tv can be viewed in all rooms from dual satellite boxes (not supplied) with points in sitting room, kitchen/dining room, study (plots 1&2), family room (plot3) and all bedrooms.
- BT outlets at all of above points and BT outlet in hall

#### WINDOWS, DOORS & INTERNAL JOINERY

- High performance double glazed Upvc windows
- French casement Upvc double glazed doors to patios
- High performance hardwood, high security front doors
- Electric garage doors. (Plots 1 and 2).
- Deep moulded skirting and architraves
- Painted four panel internal doors with contemporary style chrome finish door furniture
- Deep moulded skirting and architraves

#### ELECTRICAL LIGHTING

- Contemporary chrome effect light switches to rooms.
- LED downlights to all bathrooms

#### QUALITY FIXTURES, FITTINGS & FINISHING TOUCHES

- Feature plaster moulded cornice to ground floor rooms and first floor landing.
- Built-in wardrobes (Plot 1 – beds 1,2 &3) (Plot 2- dressing room & beds 2,3 &4) (Plot 3 – beds 1 & 3)

#### SECURITY AND PEACE OF MIND

- Heat sensor fitted in kitchen
- Mains fed smoke detector with battery back-up fitted to hall and landings.
- Multipoint espagnolette locking system to single doors & shoot bolt

espagnolette locking system to double doors.

- Category 2 security alarm system

#### ENERGY EFFICIENCY & GUARANTEE

- Homes are constructed to ensure energy efficient running costs for the home owner
- Homes have the benefit of a 10 year NHBC warranty

#### EXTERNAL FEATURES

- Electric gated main entrance with magnetic locking pedestrian access gate
- Private drives and access road finished with block pavers
- Paved patio to rear
- Landscaped and turfed front and rear gardens
- External power point & outside tap

#### COMMUNAL AREAS & MAINTENANCE

- Landscaped communal access road
- Lighting to communal access road
- The communal areas of the development will be maintained via a Management Company. For further information regarding the annual service charge please contact a member of the sales team.
- Once the development is completed ownership of the Management Company will be transferred to the home owners.



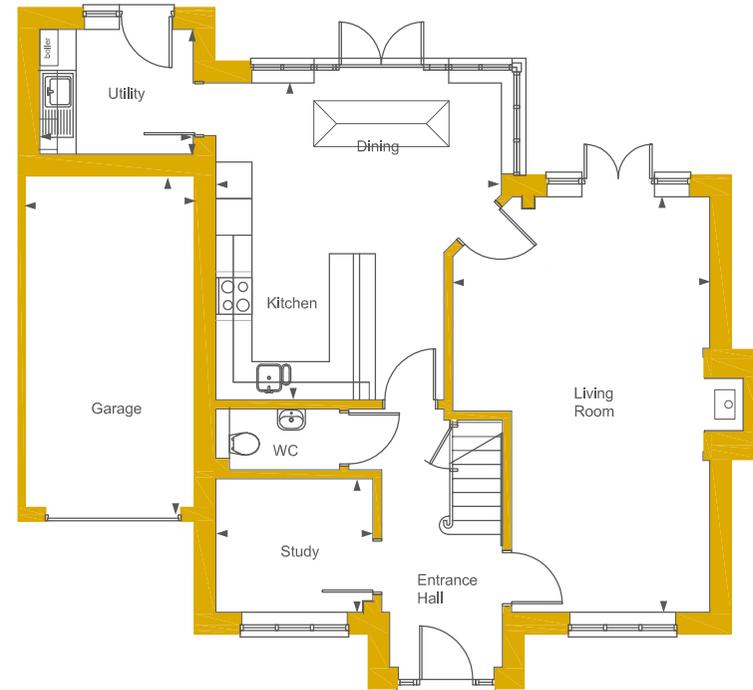
N° 1  
Keymer Place

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# No 1 Keymer Place

## GROUND FLOOR

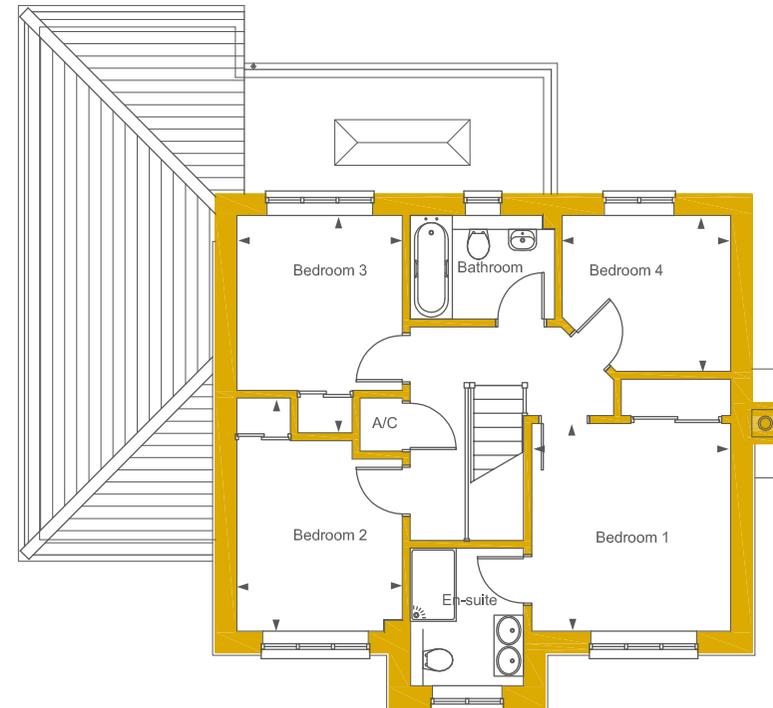
	Metric		Imperial	
Living Room	4.25	x 6.83	14'0	x 22'5
Kitchen / Dining Room	4.75	x 5.21	17'1	x 15'7
Utility	2.54	x 2.05	8'4	x 6'9
Study	2.60	x 2.19	8'6	x 7'2
Garage	2.81	x 5.46	9'3	x 18'



## FIRST FLOOR

	Metric		Imperial	
Master Bedroom	3.29	x 4.14	10'10	x 13'7
Bedroom Two	2.74	x 3.83	9'0	x 12'7
Bedroom Three	2.74	x 3.57	9'0	x 11'9
Bedroom Four	2.79	x 2.56	9'2	x 8'5

Nett Internal Floor Area  
146 sqm (1570 sqft)





**N° 2**  
Keymer Place

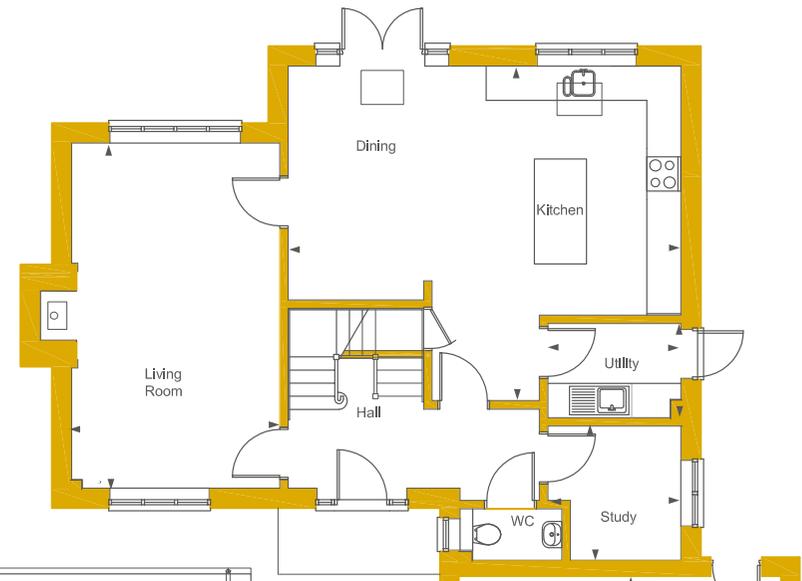
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## N° 2

# Keymer Place

### GROUND FLOOR

	Metric		Imperial	
Living Room	3.68	x 6.05	12'1	x 19'0
Kitchen / Dining Area	6.94	x 5.87	22'9	x 19'3
Utility	2.35	x 1.65	7'9	x 5'5
Study	2.35	x 2.35	7'9	x 7'9
Garage	5.4	x 5.7	17'8	x 18'8



### FIRST FLOOR

	Metric		Imperial	
Master Bedroom	3.91	x 3.89	12'10	x 12'9
Dressing Room	1.61	x 3.89	5'3	x 12'9
Bedroom Two	4.39	x 2.74	14'5	x 9'0
Bedroom Three	4.09	x 2.76	13'5	x 9'1
Bedroom Four	2.73	x 4.60	9'0	x 15'4



Nett Internal Floor Area  
214.28 sqm (2306 sqft)



**N° 3**  
Keymer Place

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## N° 3

# Keymer Place

### GROUND FLOOR

	Metric		Imperial	
Living Room	3.79	x 5.93	12'5	x 19'6
Kitchen / Dining Area	6.60	x 5.58	21'8	x 18'8
Family Room	3.79	x 3.55	12'5	x 11'8
Utility	2.05	x 2.26	6'9	x 7'5

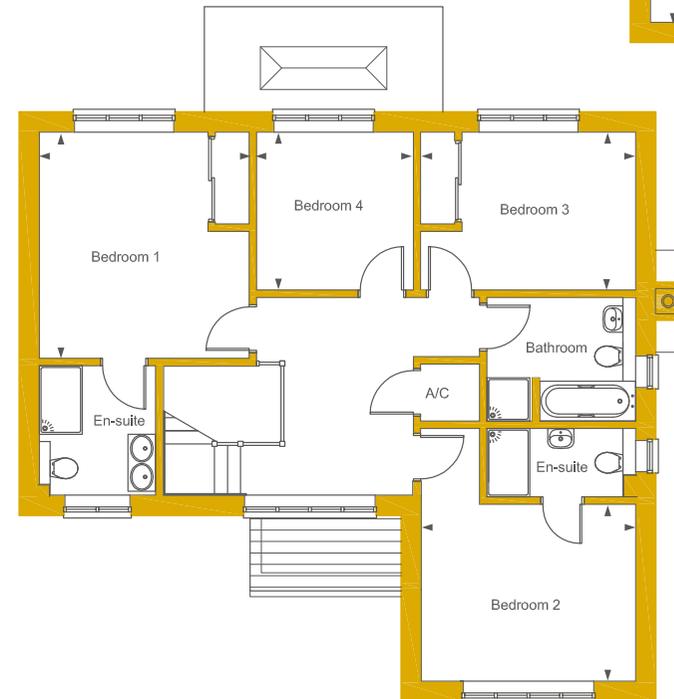


### FIRST FLOOR

	Metric		Imperial	
Master Bedroom	3.71	x 3.97	12'2	x 13'0
Bedroom Two	3.79	x 3.10	12'5	x 10'2
Bedroom Three	3.79	x 2.77	12'5	x 9'1
Bedroom Four	2.77	x 2.77	9'1	x 9'1

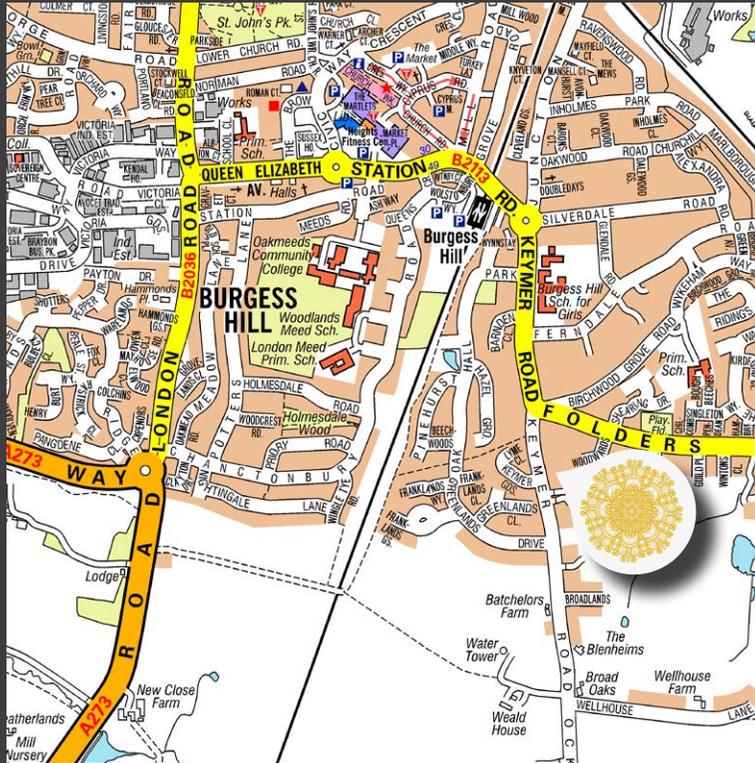
Nett Internal Floor Area  
168 sqm (1809 sqft)

	Metric		Imperial	
Covered Parking	5.23	x 6.23	17'3	x 20'6





# CLOSE TO Country, City & Sea



Keymer Place is just over half a mile away from Burgess Hill Station which is very well connected being on the main London to Brighton line. The journey by train from Burgess Hill to London Victoria takes just under the hour and to Gatwick Airport approximately 22 minutes. In the opposite direction, you can reach Brighton in 9 minutes.\*



By road Gatwick Airport is just under 22 miles via A23 and M23, whilst junction 7 of the M25 is just under 30 miles, also via A23 and M23.

\*Source – National Rail

## SATELLITE NAVIGATION: RH15 0AN



CHAPELWOOD  
HOMES

[chapelwoodhomes.co.uk](http://chapelwoodhomes.co.uk)

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