



CIRCUS

BURGESS HILL



CIRCUS

OFFICE OF CIRCUS

AN EXCITING NEW DEVELOPMENT OF TEN EXECUTIVE TWO BEDROOM APARTMENTS OFFERING OPEN AND EXPANSIVE LIVING SPACES, PRIVATE BALCONIES AND EN-SUITE SHOWER ROOMS.



CIRCUS



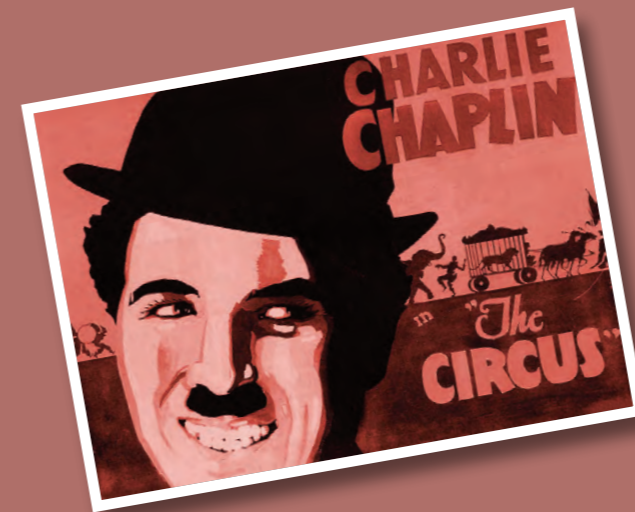


CIRCUS

CGI OF CIRCUS

CIRCUS IS IN THE CENTRE OF TOWN, LESS THAN 500 METERS FROM BURGESS HILL TRAIN STATION, CIRCUS TAKES ITS NAME FROM THE HISTORIC AND ICONIC ORION CINEMA WHICH IT BACKS ONTO. FIRST OPENED IN 1919 IT CLOSED BRIEFLY IN 1922 AND RE-OPENED AS THE SCALA CINEMA IN 1928.

THE NEW CINEMA WAS DESIGNED BY NOTED ARCHITECT A. ERNEST SHENNAN, AND REOPENED WITH A SCREENING OF 'THE CIRCUS' STARRING CHARLIE CHAPLIN. THE CINEMA NOW OFFERS TWO SCREENS SHOWING A SELECTION OF THE LATEST BLOCKBUSTERS!



CIRCUS



THE DEVELOPER

MARTIN HOMES SPECIALISE IN NEW BUILD AND CONVERSION DEVELOPMENTS WITHIN THE PRIME LOCATIONS OF LONDON, SUSSEX, SURREY AND KENT. THE COMPANY IS LED BY MANAGING DIRECTOR, DAVID MARTIN, WHO HAS SPENT THE LAST 30 YEARS' MANAGING ALL STYLES OF DEVELOPMENT.

Whilst the nature and architectural styles of our projects have been varied and diverse throughout the years, our ethos of 'with you every step of the way' remains at the forefront of how we work.

We understand that communication is essential at every stage of the buying process. Working with a variety of architects and contractors we always strive to achieve the very best designs and specifications, based on the planning permissions that we obtain.

Our schemes have ranged in size from starter flats, to family homes and luxury converted apartments.



CIRCUS HAS ALL THE BENEFITS OF A TOWN CENTRE LOCATION AND ONLY WALKING DISTANCE FROM THE SOUTH DOWNS NATIONAL PARK





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BURGESS HILL

BURGESS HILL IS A FAST GROWING TOWN, IDEAL FOR COMMUTERS AND FAMILIES ALIKE. IT IS WELL SERVED WITH RETAIL FACILITIES SUCH AS THE MARKET PLACE SHOPPING CENTRE; HOSTING 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 Racecourse are all within easy reach. Families will also love Bedelands Nature Reserve and The Triangle Leisure Centre that includes indoor/outdoor rapids, slides, and a soft play centre.

The opera at Glyndebourne is easily accessible by rail or car. For wine lovers, the Ridgeview Wine Estate and The Bolney Estate are also close by.

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

LOCATION AND ACCESS

Well suited to commuters, Burgess Hill mainline station is less than 500 meters from Circus, offering 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.

TRAIN TIMES FROM BURGESS HILL

Haywards Heath	5 Minutes
Brighton	11 Minutes
Gatwick	18 Minutes
Lewes	35 Minutes
London Victoria	62 Minutes



SPECIFICATION

KITCHEN

- Manufactured by Lime Designs
- Dust Grey coloured J profile handle-less doors
- Laminate Ice Quarstone style worktops with matching upstands
- Stainless steel sink & mixer tap
- Integrated fan oven
- Integrated four zone induction hob
- Integrated extractor hood with lighting
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine (depending on apartment fitted in either kitchen or hall cupboard)

FLOORING

- Laminate wood effect flooring to main living space, kitchen & hallways
- Dolomite Stone coloured carpet fitted to bedrooms
- Serranilla coloured carpet tiles fitted to all communal areas
- Porcelanosa tiled flooring to Bathrooms & En suites

BATHROOM & ENSUITES

- Qualitex Eden wall hung combination basin units in Platinum Grey
- Contemporary bath & shower design
- Dual flush button operated toilet cisterns with soft close seat
- Porcelanosa part tiled walls in marble effect Blanco colour

GENERAL

- Gas central heating system with combination of radiators and heated towel rails
- Double glazed doors and windows with aluminium frames to the principal elevations
- Secured communal cycle storage located on the ground floor of the building
- 10 year Advantage new home warranty
- Private balconies to first and second floor apartments

CIRCUS

FIRST FLOOR

APARTMENT 1

Living/Dining	3.3 x 7.6	10'10 x 24'9
Bedroom 1	3.4 x 4.1	11'1 x 13'5
Bedroom 2	2.8 x 4.9	9'1 x 16'0

TOTAL 71m² 764ft²

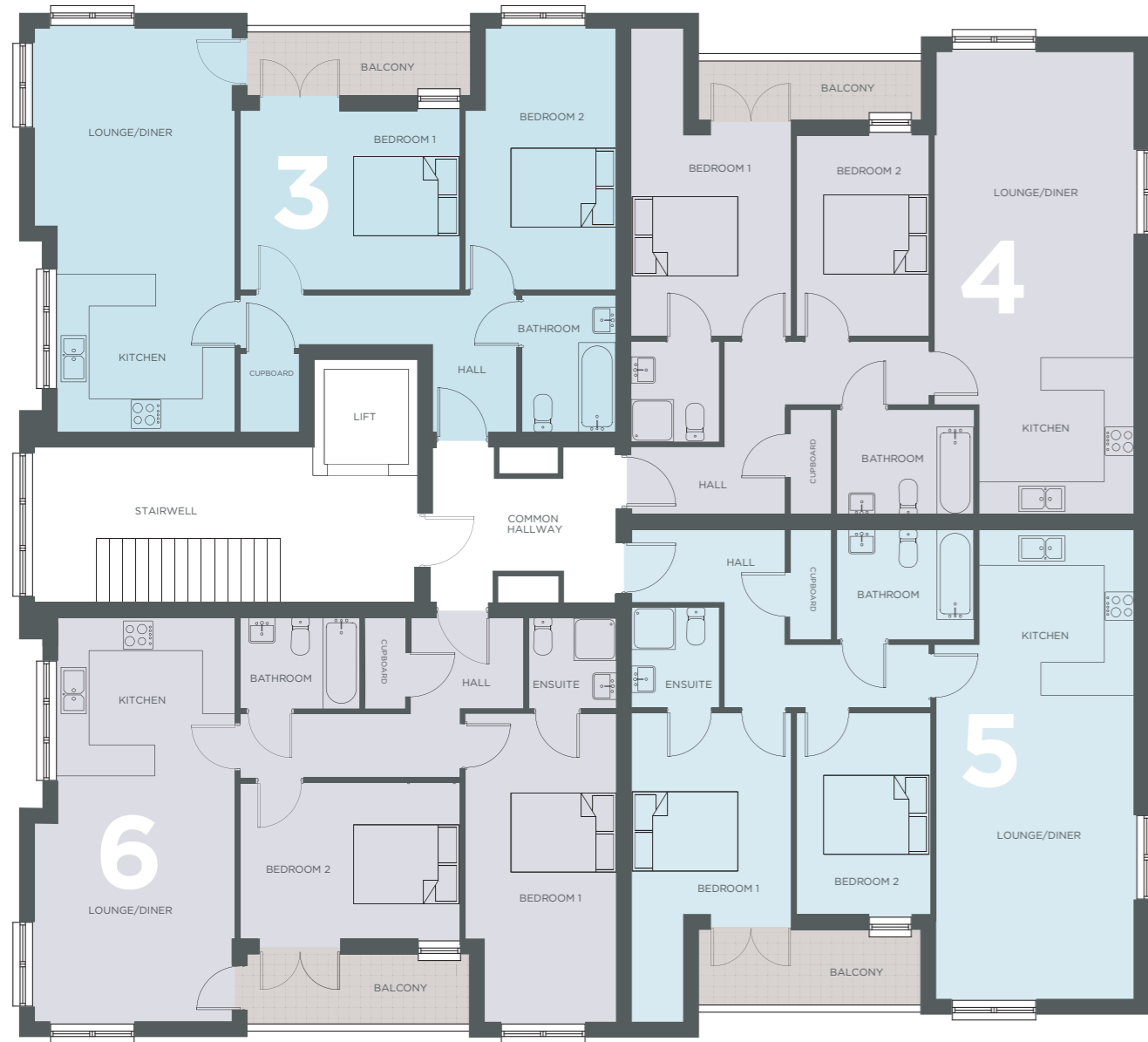
APARTMENT 2

Living/Dining	3.8 x 8.8	12'5 x 28'8
Bedroom 1	3.0 x 3.8	9'10 x 12'5
Bedroom 2	2.4 x 3.8	7'10 x 12'5

TOTAL 77m² 829ft²



SECOND FLOOR



APARTMENT 3

Living Space	3.8 x 7.6	12'5 x 24'9
Bedroom 1	3.4 x 4.1	11'1 x 13'4
Bedroom 2	2.8 x 4.9	9'1 x 16'0

TOTAL 71m² 764ft²

APARTMENT 4

Living Space	3.8 x 8.8	12'5 x 28'8
Bedroom 1	3.0 x 3.8	9'10 x 12'5
Bedroom 2	2.4 x 3.8	7'10 x 12'5

TOTAL 77m² 828ft²

APARTMENT 5

Living Space	3.8 x 8.8	12'5 x 28'8
Bedroom 1	3.0 x 3.8	9'10 x 12'5
Bedroom 2	2.4 x 3.8	7'10 x 12'5


TOTAL 77m² 828ft²

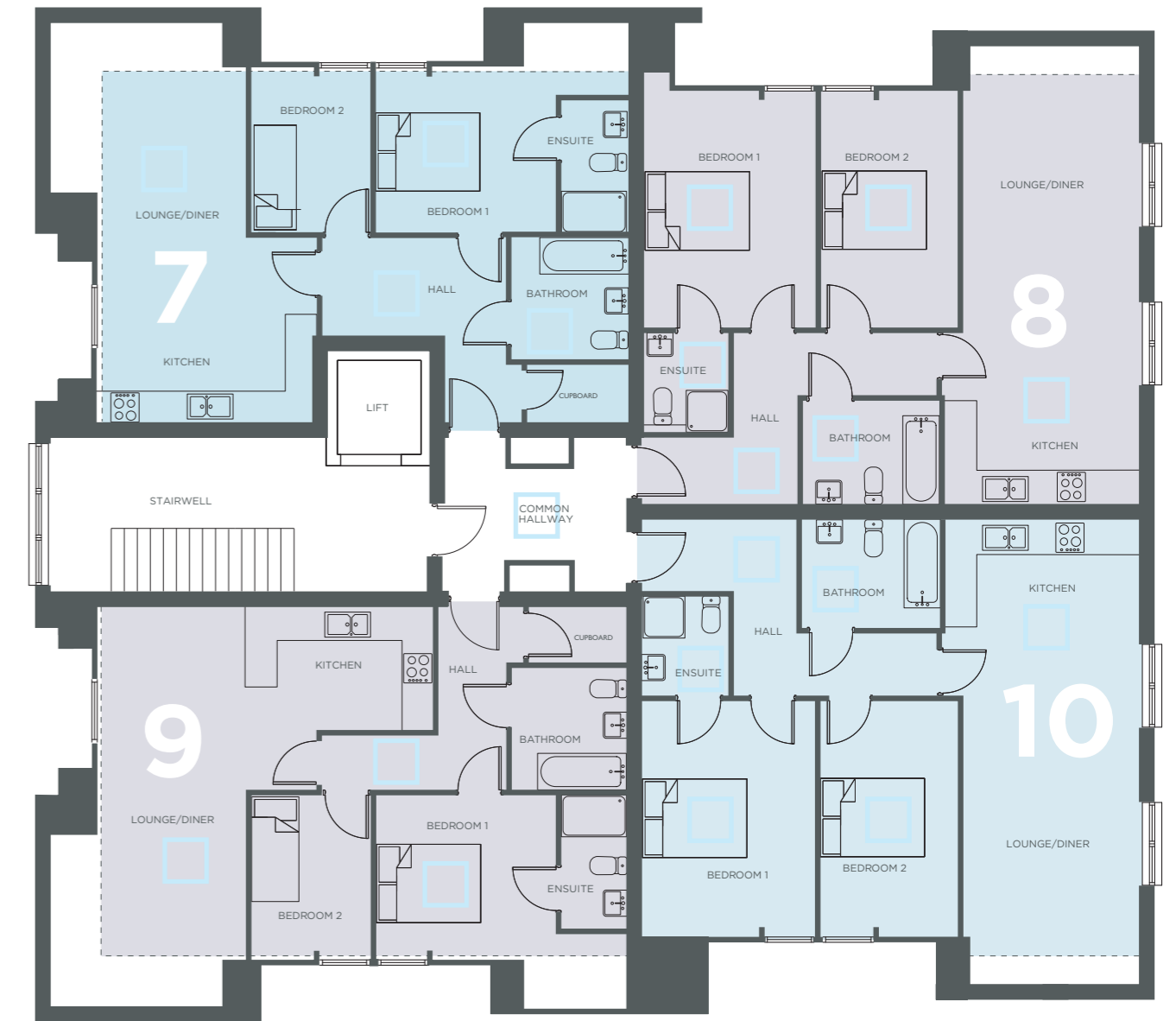
APARTMENT 6

Living Space	7.6 x 3.8	24'9 x 12'4
Bedroom 1	4.1 x 3.4	13'4 x 11'1
Bedroom 2	5.8 x 2.8	19'0 x 9'1

TOTAL 75m² 807ft²

THIRD FLOOR

 = Skylight



APARTMENT 7

Living Space	7.6 x 4.1	24'9 x 13'4
Bedroom 1	3.4 x 3.1	11'1 x 10'1
Bedroom 2	3.1 x 2.2	10'1 x 7'2

TOTAL 63m² 678ft²

APARTMENT 8

Living Space	8.8 x 3.8	28'8 x 12'4
Bedroom 1	4.5 x 3.2	14'7 x 10'4
Bedroom 2	4.5 x 2.6	14'7 x 8'5

TOTAL 77m² 828ft²

APARTMENT 9

Living Space	6.6 x 6.4	21'6 x 20'9
Bedroom 1	3.4 x 3.1	11'1 x 10'1
Bedroom 2	3.1 x 2.2	10'1 x 7'2

TOTAL 67m² 721ft²

APARTMENT 10

Living Space	8.8 x 4.3	28'8 x 14'1
Bedroom 1	4.5 x 3.2	14'7 x 10'4
Bedroom 2	4.5 x 2.6	14'7 x 8'5

TOTAL 79m² 829ft²



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CREATED BY MARTIN HOMES, CIRCUS IS A
UNIQUE DEVELOPMENT OF LUXURY NEW HOMES
FINISHED TO THE HIGHEST STANDARD IN A
CONTEMPORARY STYLE



Backed by
HM Government

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CIRCUS





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A DEVELOPMENT BY

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WITH YOU EVERY STEP OF THE WAY

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