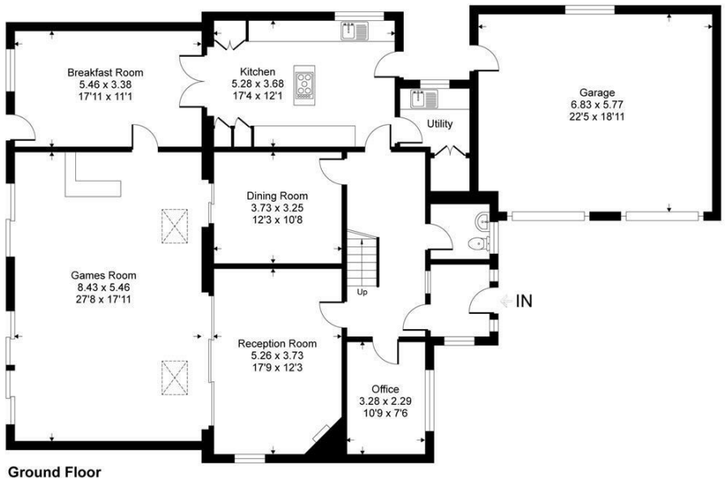
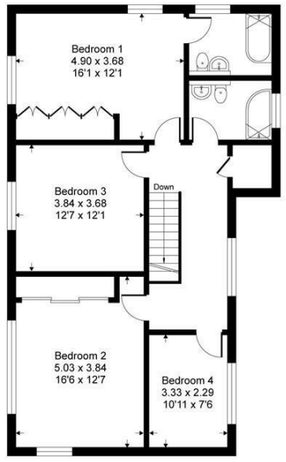
Millbrook, RH15

Approximate Gross Internal Area = 242.2 sq m / 2608 sq ft
Approximate Garage Internal Area = 39 sq m / 420 sq ft
Approximate Total Internal Area = 281.2 sq m / 3028 sq ft

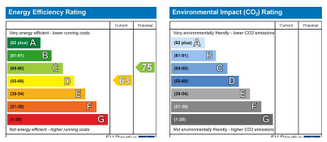


Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.PSP Homes



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Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







Millbrook Keymer Road, Burgess Hill, Sussex, RH15 0AL

Price £1,100,000 Freehold

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Millbrook Keymer Road, Burgess Hill, Sussex, RH15 0AL

What we like.

* Offered to the market for the first time.

* Individually built in 1975

* Gardens and grounds of around one third of an acre.

* Close to Burgess Hill School for Girls, main line station and town centre

* Vendor suited, no ongoing chain.

* Stunning rear garden, double garage

The Property.
An individual detached house, offered to the market for the first time since it was built in 1975. This impressive property occupies a generous plot of approximately one-third of an acre and enjoys a highly sought-after position on one of Burgess Hill's premier roads.

The substantial accommodation was further enhanced by a later extension, completed in 1991, creating a particularly spacious and versatile family home. The property offers four separate reception rooms, well-proportioned double bedrooms, a bespoke kitchen, and both bathroom and en-suite facilities.

A standout feature is the impressive billiards room, which is large enough to accommodate a full-size snooker table and incorporates a home bar, making it an ideal space for entertaining.

Outside, the mature and beautifully established rear gardens provide a peaceful and attractive setting, with plenty of space to relax and enjoy the surroundings. To the front, a large circular driveway provides extensive off-road parking and leads to a double garage.

Keymer Road is conveniently situated for Burgess Hill town centre and the mainline railway station, while Burgess Hill School for Girls is also within a short walking distance. This is a rare opportunity to acquire a substantial detached family home in an established and highly regarded location.

Accommodation.
The ground floor is particularly generous in its proportions, with an enclosed porch opening into an inviting reception hall. The hall features a staircase rising to the first floor, together with a useful cloakroom/WC.

There are four separate reception rooms, each offering its own character and providing considerable flexibility for a variety of uses, whether as formal entertaining spaces, family rooms, a home office or additional accommodation.

The bespoke kitchen has been fitted with attractive pine units, providing an extensive range of drawers and cupboards complemented by ample worksurfaces. Integrated appliances are included, together with additional space and services for further freestanding white goods.

The ground floor extension is currently arranged as an impressive billiards room, complete with a home bar. Two sets of doors open directly onto the delightful rear garden, creating an excellent entertaining space and allowing plenty of natural light into the room. The size and configuration also offer considerable flexibility, with the potential to adapt the space to suit a wide range of individual requirements.

The first floor is approached via a part-galleried landing, providing access to four generously proportioned double bedrooms. The principal bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom.



Gardens and Grounds.
The property occupies a generous plot of approximately one-third of an acre and is enclosed by mature boundaries. It is approached via double gates opening onto an impressive circular driveway, beyond which a further driveway provides extensive off-road parking and leads to the detached double garage. The garage is fitted with two sets of up-and-over doors and benefits from power, lighting and ample storage space.

The front of the property is attractively screened by a mature selection of trees and shrubs, creating a good degree of privacy and a pleasant approach to the house.

The rear garden is undoubtedly a particular feature of the property. Beautifully established and thoughtfully landscaped, it combines areas of formal lawn with paved patio and terrace areas, interspersed with shaped beds and borders that are well stocked with an attractive variety of plants, shrubs and mature trees.

Further features include an ornamental pond, greenhouse and garden shed, while gated access is available to the front of the property from both sides, providing ease of access.

Location.
Millbrook occupies a convenient position on Keymer Road, within easy reach of Burgess Hill mainline railway station, Burgess Hill School for Girls and the town centre. The property is also ideally placed for enjoying the surrounding countryside, with Ditching Common and the South Downs National Park both within easy reach. Burgess Hill offers an excellent range of everyday amenities, including a variety of shops, restaurants, wine bars, a cinema, leisure centre and supermarkets, including a large Waitrose. Further shopping and leisure facilities can be found in the neighbouring town of Haywards Heath, approximately 3.5 miles away, while the more comprehensive facilities of Brighton and Crawley are approximately 11 and 14 miles respectively. Burgess Hill mainline station is approximately one-third of a mile away, representing around a seven-minute walk. Regular services provide links to London Bridge and London Victoria, with journey times from approximately 50 minutes.
Gatwick Airport is approximately 17 miles away.
The area is well served by a selection of highly regarded schools, both state and independent, including Cumnor House, Great Walstead, Burgess Hill Girls, Hurstpierpoint College, Ardingly College and Brighton College.

Further Attributes.
The owners are suited so the property is offered to the market with no on going chain. There is modern replacement double glazing and gas fired central heating.

Finer Details
Tenure: Freehold
Title Number: WSX5439
Local Authority: Mid Sussex District Council
Council Tax Band: G
Available Broadband Speed: Ultrafast (up to 1000 mbps)





