



Dormers

BROADLANDS | BURGESS HILL | WEST SUSSEX | RH15 0BG

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Situation

A distinguished family home where period charm meets modern living, complemented by private south-facing grounds, detached home office and double garage

Burgess Hill is a vibrant town with a comprehensive array of shops, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally with Burgess Hill Girls and Birchwood Grove Primary school with easy walk.

Believed to date back to the 1920s and having evolved sympathetically over the years, this substantial detached family home combines period charm with the space and versatility demanded by modern family life. Thoughtfully extended and comprehensively improved by the current owners, the property now offers almost 3,000 sq ft of beautifully balanced accommodation. At the heart of the home lies an impressive kitchen and breakfast room, designed as a natural gathering space for family and friends. Fitted with granite worktops and a range of integrated appliances it provides both style and practicality in equal measure. Beyond, a well-appointed utility and boot room offers excellent additional storage. There is a centrally positioned dining room along with adjoining conservatory enjoying delightful views over the garden. Undoubtedly one of the home's standout features is the magnificent sitting room, where a vaulted ceiling, open fireplace and twin sets of doors opening onto the terrace combine to create a wonderfully light-filled living space. Arranged over the first floor are five generous bedrooms serviced by a spacious family bathroom. The principal suite enjoys the luxury of an extensive en-suite bathroom complete with both bath and separate shower. Outside, the property is approached via a private driveway providing extensive parking and access to the double garage, which benefits from electric doors. The rear garden enjoys a desirable southerly aspect and has been thoughtfully designed to provide a wonderful backdrop for family life and entertaining. Established beech hedging and mature planting create a high degree of privacy, whilst generous terraces offer ample space for outdoor dining and relaxation. A swimming pool forms the centrepiece of the garden and, whilst currently requiring refurbishment, presents an exciting opportunity to create a superb outdoor leisure space. Completing the outside accommodation is a detached home office and adjoining store room, ideal for those seeking a dedicated workspace away from the main house.



Kitchen

- » Shaker style' wall and base units
- » Quartz work surfaces
- » Inset 'Butler' style sink
- » Inset 5 ring gas hob with extractor fan over
- » 2 x Integrated 'Neff' electric ovens
- » Fitted 'Bloomberg' dishwasher
- » Integrated full height fridge
- » Integrated full height freezer



Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor



En-Suite Bathroom

- » Free standing bath with wall mounted taps
- » Large fully tiled shower with hand shower attachment
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor



Ground Floor Shower Room

- » Fully tiled walk in shower with hand shower attachment
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor

Specification

- » Wall mounted gas fired 'Glow Worm' boiler
- » Private drainage
- » Large plot with private garden
- » Outdoor swimming pool (in need of refurbishment)
- » Detached double garage with electric up and over doors
- » Detached home office with a multitude of uses



External

The property is approached via a generous driveway providing extensive parking and access to the detached double garage and detached home office. Side access to the rear garden is via a wrought iron gate where generous terraces provide ample space for outdoor dining and entertaining. The southerly facing garden is predominantly laid to lawn with mature planting, well-stocked borders and established beech hedging. An outdoor heated swimming pool lies to one side of the garden and is requiring refurbishment.





Transport Links

Hassocks Train Station	approx. 1.1 miles
Haywards Heath Train Station	approx. 1.9 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 6.2 miles
Brighton	approx. 9.4 miles
Gatwick Airport	approx. 23 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Broadlands , Burgess Hill, RH15 0BG

Approximate Gross Internal Area = 258.7 sq m / 2785 sq ft

Garage / Office / Store = 50.0 sq m / 538 sq ft

Total = 308.7 sq m / 3323 sq ft

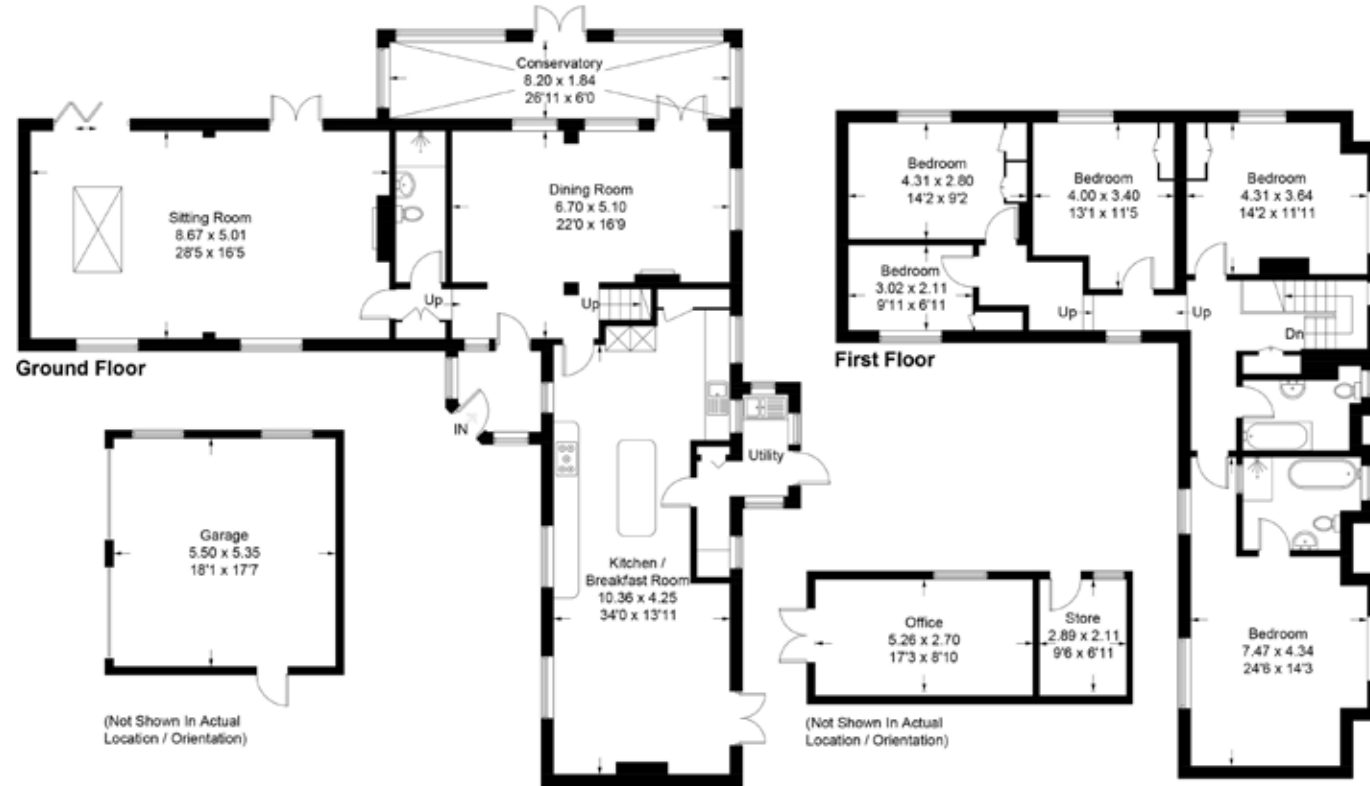


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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