

HAMLYN SMITH

OIEO £325,000

THE KILN,
BURGESS HILL

2 BEDROOMS
1 RECEPTION ROOM
1 BATHROOM

A fantastic two-bedroom home with an impressive double garage/outbuilding. Set in a quiet cul-de-sac, the property also boasts two double bedrooms, a living/dining room, garden and ample off-road parking, all within easy reach of Wivelsfield station.

- Huge Workshop/Double Garage to Rear with excellent potential for storage, and converting into home office
- 2-Bedroom End-Of-Terrace House
- West-Facing Rear Garden with Lawn & Patio Area
- Living & Dining Space with Log-Burner
- Driveway & Garage Parking for 4 Cars
- Wivelsfield Train Station within 10-Minute Walk
- Close proximity to Co-operative Shop & Convenience Stores













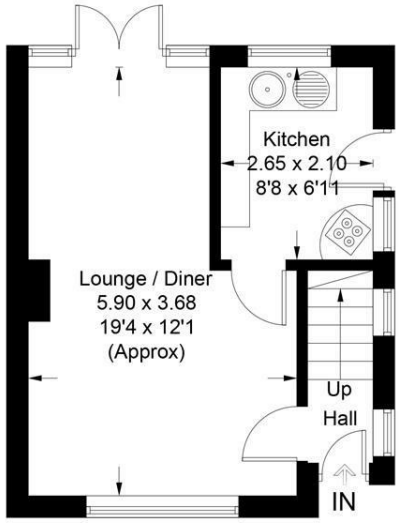




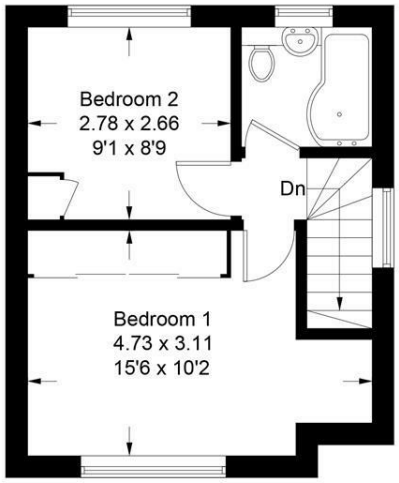


The Kiln

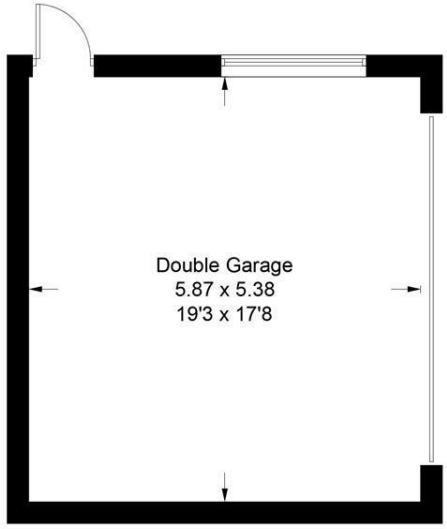
Approximate Gross Internal Area = 55.5 sq m / 597 sq ft
Double Garage = 31.7 sq m / 341 sq ft
Total = 87.2 sq m / 938 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1328934)





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A bright and well-presented two-bedroom home, tucked away in a residential cul-de-sac and offering a particularly exciting opportunity for buyers looking for substantial parking, garaging and workshop space.

One of the real standout features of this property is the impressive detached double garage/outbuilding to the rear. Complete with folding doors, power and lighting, it offers fantastic versatility for car or motorcycle enthusiasts, those needing a substantial workshop, secure storage or simply an exceptional amount of additional usable space. Combined with the generous hardstanding to the front providing ample off-road parking, this is a home that should immediately appeal to anyone for whom vehicles, hobbies or workspace are high on the wish list.

Inside, the house is light, bright and comfortable, with a welcoming entrance hall leading into a dual-aspect lounge and dining room with log-burning stove. Light comes from both the front window and patio doors opening directly onto the rear garden, creating an easy flow between the house and outside space. The kitchen overlooks the garden and is fitted with a good range of storage and work surfaces, an integrated gas hob and oven, and space for a dishwasher and washing machine, while a separate side door provides convenient access outside.

Upstairs are two double bedrooms, with the principal bedroom benefiting from a full wall of fitted mirrored wardrobes. The second bedroom enjoys an outlook over the rear garden, while the upstairs is completed with a tiled bathroom with shower over bath, integrated sink with storage and a cistern.

Outside, the rear garden offers a decked seating area immediately adjoining the house, an area of lawn and gated side access, leading through to that fantastic detached double garage/workshop.

The property is conveniently positioned for local shops and schools, with Wivelsfield mainline railway station within easy reach. Burgess Hill town centre is approximately a mile and a half away, offering a wider selection of shops, cafés, bars and restaurants together with its mainline station providing regular connections to London, Gatwick and the South Coast.

For buyers searching for a home with serious garage, workshop and parking potential, this one really does stand out and an internal viewing is highly recommended.

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