



HAMLYN SMITH

GUIDE PRICE £350,000 - £365,000

KINGS WAY, BURGESS HILL

2 BEDROOMS

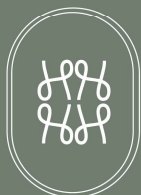
1 RECEPTION ROOM

1 BATHROOM

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A beautifully maintained and extended two-bedroom semi-detached home offering almost 900 sq ft of accommodation, driveway parking and a 17ft attached garage. Features include a spacious living and dining room, modern kitchen installed in 2019, separate utility room and WC, two generous double bedrooms, a modern family bathroom and boarded loft space. The garage offers excellent storage and further potential to enlarge the property, subject to the necessary consents.

- Vendor Suited - End of Chain
- Large 2-Bedroom Semi-Detached Home
- West-Facing Garden
- Attached Garage with Power & Lighting
- Modern & Extended Kitchen (2019) with WC
- Separate Utility Room off Living & Dining Area
- Well-Presented and Maintained
- Driveway Parking for 2 Cars
- Council Tax Band D





Kings Way

Approximate Gross Internal Area = 82.9 sq m / 892 sq ft
Garage / Shed = 16.8 sq m / 181 sq ft
Total = 99.7 sq m / 1073 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1308817)

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A beautifully maintained and thoughtfully extended two-bedroom semi-detached home, offering almost 900sqft of internal accommodation, a 17ft attached garage, driveway parking and excellent scope for further enlargement, subject to the necessary consents.

Occupying a generous plot, the property has been lovingly cared for by the current owners and offers spacious, well-balanced accommodation ideally suited to both growing families and downsizers alike.

The accommodation begins with a welcoming entrance hall, with stairs rising to the first floor and door to the downstairs reception space. The bright and spacious living room enjoys a pleasant front aspect and flows seamlessly through to the dining room at the back, creating a wonderful arrangement for both everyday living and entertaining. To the rear, the property has been extended to provide a modern galley-style kitchen, installed in 2019, with an excellent range of storage and preparation space, comprising of a 1.5 sink and drainer, full height fridge and freezer, Range Master electric multi-oven and dishwasher. Off the living and dining room is a separate utility room with space for two white goods, and separate WC at the rear of the property, a particularly useful addition for busy households.

On the first floor are two excellent double bedrooms. The principal bedroom measures in excess of 16ft in length and benefits from fitted wardrobes and additional built-in storage, whilst the second bedroom is another comfortable double overlooking the rear. The family bathroom has been tastefully modernised in recent years and is presented in excellent order. Further benefits include a boarded loft space with lighting and insulation, providing valuable additional storage.

Externally, the property offers driveway parking for two vehicles and an attached 17ft garage with power and lighting. The garage presents exciting potential for incorporation into the main house, subject to the necessary planning permissions and building regulations, allowing future owners the opportunity to create additional living accommodation if required.

This is a rare opportunity to acquire a spacious and impeccably maintained home combining modern practicality, future potential and a layout that is both versatile and functional.

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