

Hamptons

INTERNATIONAL



Broadlands, Burgess Hill, RH15

5  3  2 

GUIDE PRICE

£1,300,000

(£1,300,000)

Property details



Key features

- **Detached**
- **Open plan kitchen diner**
- **Utility room**
- **Dining room**
- **Sitting room**
- **Five bedrooms**
- **Ensuite**
- **Family bathroom**
- **Detached office room**
- **Detached double garage**

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Description

A substantial and attractive five-bedroom family home set within a generous plot, offering spacious and flexible accommodation, a home office and a double garage. Believed to date back to the 1920s, this substantial and characterful five-bedroom family home offers an impressive amount of living and entertaining space, extending to approximately 2,998 sq ft including the home office. The property has been thoughtfully extended and refurbished by the current owners, creating a spacious and versatile home ideally suited to modern family living. The ground floor is centred around a generous kitchen/ breakfast room, fitted with a central island, granite work surfaces, an impressive five-burner range cooker and an integrated dishwasher. Leading from the kitchen is a practical utility/boot room offering ample storage and a stable door providing direct access to the garden. A centrally positioned dining room creates an ideal space for both family meals and entertaining, with doors opening into the conservatory. The ground floor also benefits from a shower room and a particularly impressive sitting room featuring a vaulted ceiling, open fireplace and two sets of doors opening onto the garden, allowing plenty of natural light to flood the space. On the first floor, the principal bedroom enjoys a generous en-suite bathroom fitted with both a separate shower and bath. There are four further well-proportioned bedrooms, served by a spacious family bathroom, completing the accommodation of this attractive and versatile family home. Outside the property is approached via a private driveway, providing ample parking to the front of the house. To the rear, there is a well-equipped home office and a useful store room. The double garage features electric doors and a pitched roof, offering potential for conversions subject to planning permission. The rear garden is predominantly south-facing, with well-stocked borders and established beech hedging providing privacy. A swimming pool serves as a standout feature of the garden. Although currently in need of repair, once restored it would make a perfect addition for summer enjoyment, complemented by generous patio space and a summer house. Situation Tucked away on a quiet private road on the outskirts of Burgess Hill. The property is within easy access of the town centre by foot or car and offers a wide range of amenities and leisure facilities. For Schools, Burgess Hill and nearby Haywards Heath offers a good number of primary and secondary schools. Schools and Transport For Schools, Burgess Hill and nearby Haywards Heath offers a good number of primary and secondary schools. The area has good private schools, Burgess Hill School for girls is within 0.5 miles and Hurstpierpoint College, Ardingly College, Great Walstead and Brighton College are all within driving distance. By car, Brighton seafront, Gatwick and Heathrow airports and London are accessible via A23/M23 and M25. Burgess Hill offers a mainline train station with fast and regular services to Gatwick Airport (20 mins), London Victoria (55 mins), London Bridge, (55 mins). Property Ref Number: HAM-63176 Additional Information Mid Sussex District Council Council tax band: G Utilities: mains gas, private drainage It should be noted that the property is detached with the exception of a small area to the northern flank which abuts a neighbour's garden brick outhouse.



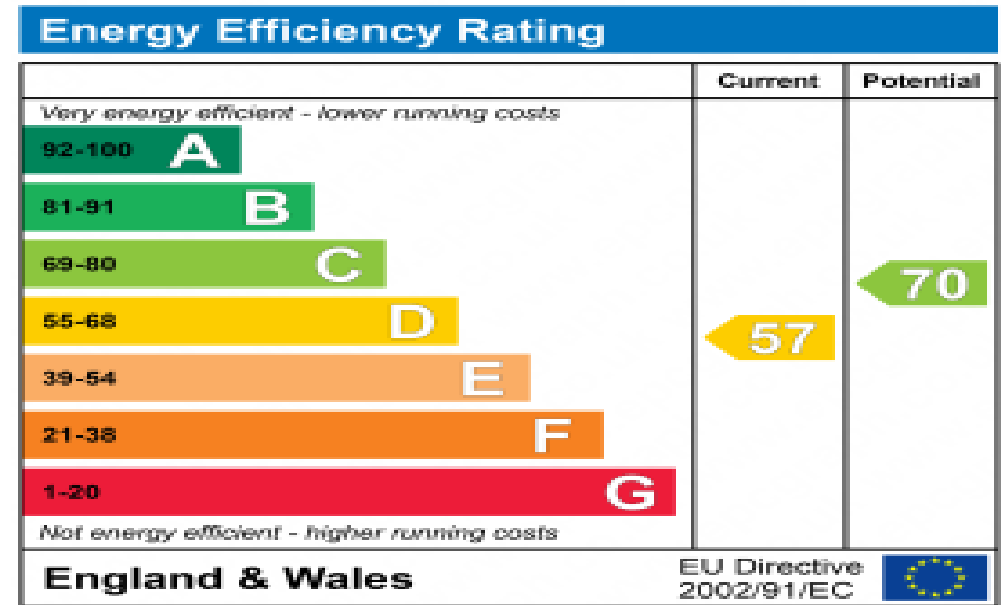










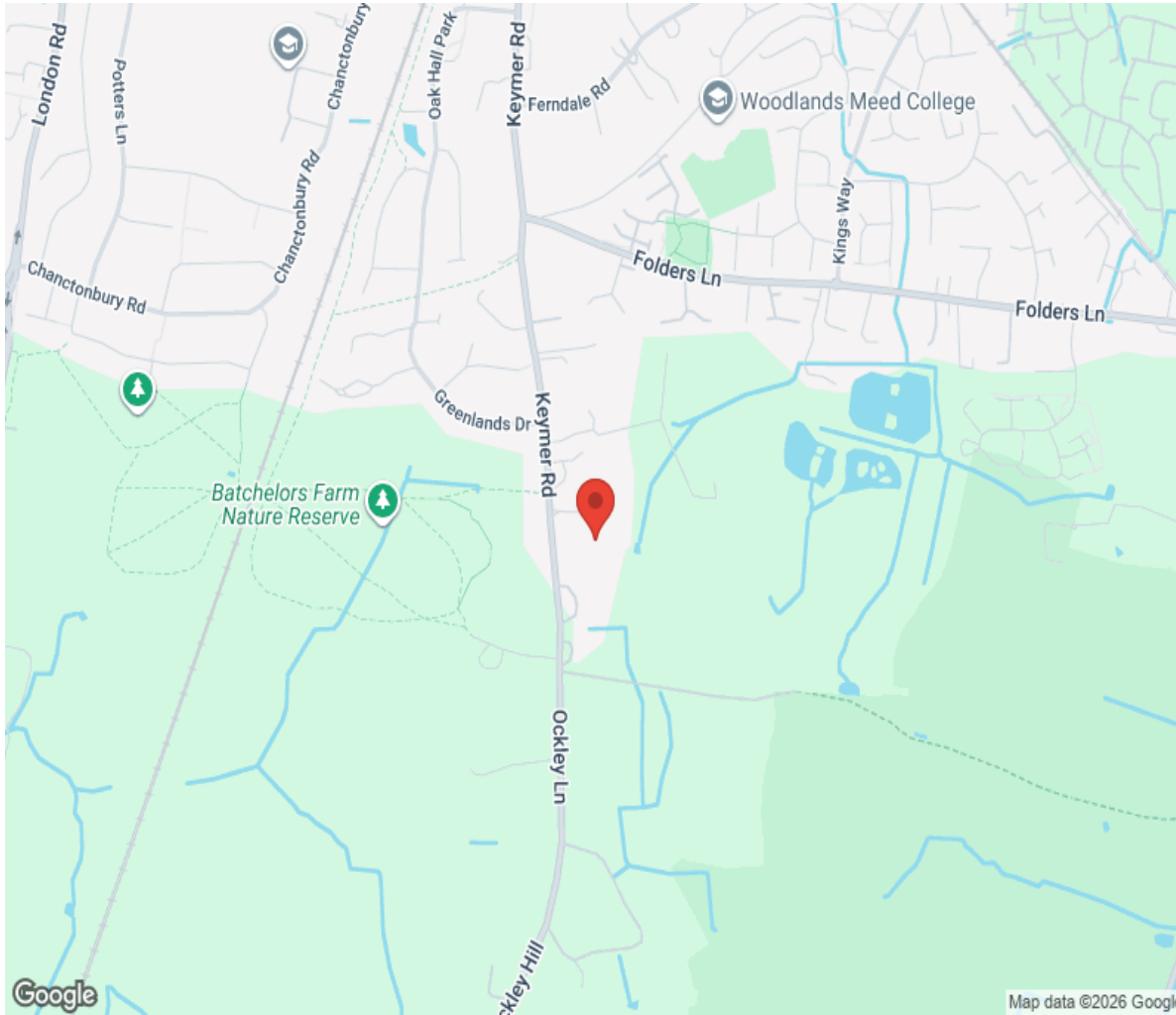


Floor plan



Floor plan produced in accordance with NCS Property Measurement 2nd Edition.

Location



Hamptons

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