



3 Keymer Place, Burgess Hill, West Sussex, RH15 0AN

£779,950 Freehold

**MANSELL
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in brief...

- Entrance Hall & Cloakroom
- Sitting Room/Study
- Living Room
- Kitchen/Dining Room
- Master Bedroom & Villeroy & Boch Ensuite

- Guest Bedroom & Villeroy & Boch Ensuite
- 2 Further Bedrooms & Villeroy & Boch Bath/Shower Room
- Block Paved Driveway & Detached Double Garage
- Garden
- Council Tax Band F & EPC Rating B



An immaculately presented 4 bedroom detached house situated just off a private gated driveway that serves only 3 executive homes.



in more detail...

An immaculately presented and neutrally decorated 4 bedroom, 3 bathroom detached house, built in 2016 by Chapelwood Homes standing in a gated community of only 3 similar executive style houses. The property is situated just off the favoured Keymer Road on the eastern side of town within walking distance of the town centre and mainline station. Burgess Hill School for Girls and Birchwood Grove Primary School are both within a comfortable 10 minute walk.

The accommodation includes a generous entrance hall with stairs to the first floor and a cloakroom leading from it. The living room overlooks the rear garden and has a feature stone fireplace with an inset wood burning stove. There is a separate sitting room/study that faces the front aspect. A particular highlight is the 21'7 x 19'3 max kitchen/dining room which boasts a glazed square bay with double doors opening to the rear garden.

The kitchen area is comprehensively fitted with granite worktops complimented by a 'Smeg' induction hob, oven and combination microwave/oven. There is also a built in dishwasher and fridge/freezer with a central island/breakfast bar with seating for 3 people. The utility room is also well fitted with a sink unit with plumbing for a washing machine, tumble dryer and door to the side aspect.

On the first floor the good size square landing has a deep linen cupboard and hatch to loft. The master bedroom has a range of built in wardrobes and an ensuite shower room with a double size shower cubicle and twin sink unit. The guest bedroom also has an ensuite shower room. There are 2 further bedrooms and a family bathroom which benefits from a separate shower cubicle.



Outside the property is approached via wrought iron gates leading to a block paved driveway which serves the 3 houses. There is private parking to the front and an oak framed double open bay garage with pitched tiled roof, power and light. The front garden is laid to lawn with a side gate which opens to the east facing 50' x 42' rear garden which is laid to patio and level lawn. Timber shed, outside tap and lighting. Mature trees to the rear of the plot.

Benefits include gas fired central heating with underfloor heating to the ground floor (the Worcester boiler is located in the utility room), uPVC framed double glazed windows and Villeroy and Boch sanitary ware.



the location...

Burgess Hill is surrounded by picturesque countryside and historic landmarks; offering plenty of local amenities; with great connections via road, rail and air. The town centre offers a variety of shops, cafés and restaurants; there is a local cinema, playgrounds and parkland, sporting facilities including the popular Triangle Leisure Centre and clubs for anything from bowls to yoga. For families looking to move, Burgess Hill is an ideal choice with good schools, plenty of outside space and activities to keep families of all ages entertained.

Well Connected There is so much within easy reach, from the city of Brighton, to historical Lewes, to the far reaching South Downs. Easy access to London and Brighton ensures family days out are popular and commuters are well catered for. There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and it is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or north to Pease Pottage to pick up the M23 for the M25.

Schools:

Birchwood Grove Primary School 0.6 mile.

The Burgess Hill Academy 0.9 miles.

Burgess Hill Girls 0.5 mile.

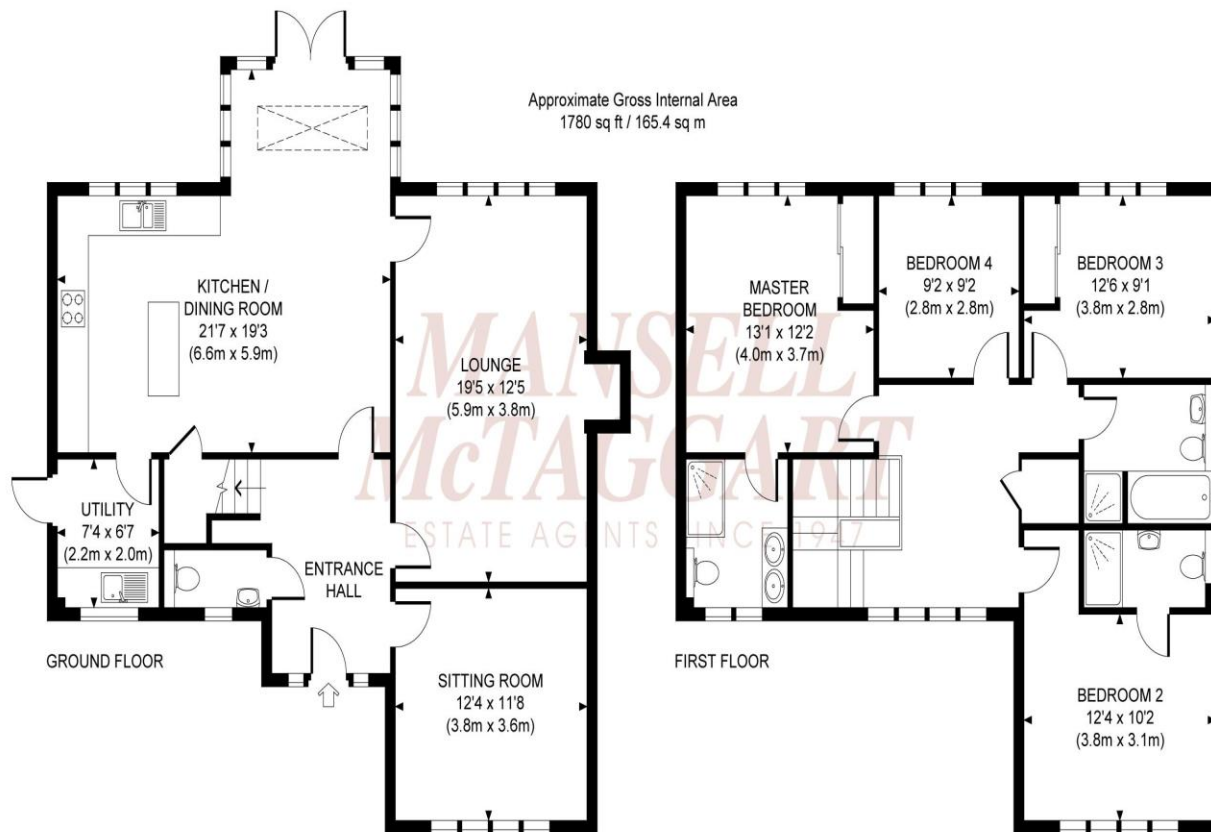
Hurstpierpoint College 4.3 miles.

Ardingly College 8.2 miles.

Great Walstead School 6.9 miles.

N.B Please note that catchment areas need to be confirmed.

Stations: Burgess Hill Mainline Railway Station (London Victoria/London Bridge approximately 54 minutes and Brighton 15 minutes) 0.5 mile.



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