



## Oaklands

KEYMER ROAD | BURGESS HILL | WEST SUSSEX | RH15 0AH

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# Situation

A significantly updated, extended and remodelled family house finished to a high specification with sizable private west facing garden, detached double garage and being within a short walk of the mainline train station

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.

Having been the subject of a comprehensive extension and renovation project by the current vendors, this sizable family house amasses to in-excess of 5,700sqft (inc. garage, stores and workshop) with a layout much suited to the modern day lifestyle. Flexibility is at the forefront of the design with balanced accommodation over two levels and ground floor shower facilities to accommodate single storey living if needed. Locally designed, the sizable kitchen with a family area provides a wonderful space to entertain or relax. Two central islands and a broad range of integrated luxury appliances along with a walk-in pantry make this a kitchen for a discerning chef. Six reception rooms complete the ground floor with the majority benefiting from doors opening out onto the west facing elevated veranda. The bespoke oak and wrought iron staircase sits prominently within the centre of the entrance hall and rises to the first floor where six double bedrooms are serviced by five bathrooms. It should be noted that the principal bedroom suite also benefits from a walk in dressing area with a selection of fitted wardrobe cupboards. Accessed via the kitchen, dining room and sitting room, a sizable raised veranda overlooks the rear garden which is part covered, externally lit and with an 'outdoor kitchen' it makes for another wonderful space to entertain or relax overlooking the garden. The rear garden extends to the west and is predominantly laid to lawn softened with a range of plants, shrubs and trees, along with a paved patio adjoining the rear of the property providing access to the sizable workshop and stores. A sizable gated shingle driveway to the front of the property provides ample off-street parking and access to the double garage.



# Kitchen

- » Bespoke locally designed kitchen
- » Modern wall and base units
- » 'Quartz' worksurfaces
- » Inset 'Samsung' electric induction hob
- » Extractor fan over
- » Inset gas wok burner
- » Two integrated 'Samsung' combination ovens
- » Integrated 'Samsung' combination oven and microwave
- » Two island units with quartz work surfaces and a range of cupboards and drawers under
- » Inset 'butler style' sink
- » 'Quooker' instant boiling water tap
- » Integrated 'Bosch' dishwasher
- » Space for 'American Style' fridge freezer



# Bathrooms

## Ground Floor Shower Room

- » Large walk in fully tiled shower with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Modern free standing wash hand basin with cupboards under
- » Heated ladder style towel radiator



## Family Bathroom

- » Free standing bath with centre mounted taps
- » Large walk in fully tiled shower with wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with cupboard under
- » Two tall chrome radiators
- » Vaulted ceiling with 'Velux' window

## Principal Bedroom En-Suite Shower Room

- » Large walk in fully tiled shower with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Bidet
- » Two wash hand basins with cupboards under
- » Heated ladder style towel radiator

There are three further en-suite shower rooms all benefiting from modern white suites comprising large walk in fully tiled showers with wall mounted showers, low level w.c. suites, modern free standing wash hand basins with cupboards under and heated ladder style towel radiators and vaulted ceilings with 'Velux' windows.



# Bedrooms

There are 6 double bedrooms on the first floor serviced by a family bathroom and four en-suite shower rooms. There is the flexibility of ground floor bedrooms with the availability of a ground floor shower room.



# Specification

- » Two 'Glow Worm' gas fired boilers
- » Bespoke fitted internal colonial shutters
- » Locally designed fitted bespoke kitchen with walk in pantry
- » Large utility room with external entrance
- » Under floor heating to the utility room/downstairs shower room/family room/kitchen/sitting room
- » Detached double garage with 2 electronically controlled roller doors
- » Front porch with log store
- » Substantial store and workshop situated under the property accessed via the rear patio
- » Sizable raised decked rear veranda, part covered and benefiting from a fitted 'outdoor kitchen' and external lighting
- » Double entrance gates with side pedestrian gate
- » There is planning permission for a detached 4 bedroom house (ref: AP/23/0064) that can be acquired via separate negotiation



# External

The property is approached via substantial wooden gates and over a sizable shingle shared driveway with parking for several cars and access to the detached double garage. A wrought iron gate leads to the rear garden where a paved terrace adjoins the rear of the property. Accessed via the terrace are a store and workshop that lie under the property and have a multitude of purposes. The gardens continued to the west, predominantly laid to lawn with a range of shrubs, plant beds and trees.

There is planning permission for a detached 4 bedroom house (ref: AP/23/0064) that can be acquired via separate negotiation







## Keymer Road, Burgess Hill, RH15 0AH

Approximate Gross Internal Area = 499.1 sq m / 5372 sq ft  
 (Including Workshop & Stores)  
 Garage = 32.5 sq m / 350 sq ft  
 Total = 531.6 sq m / 5722 sq ft

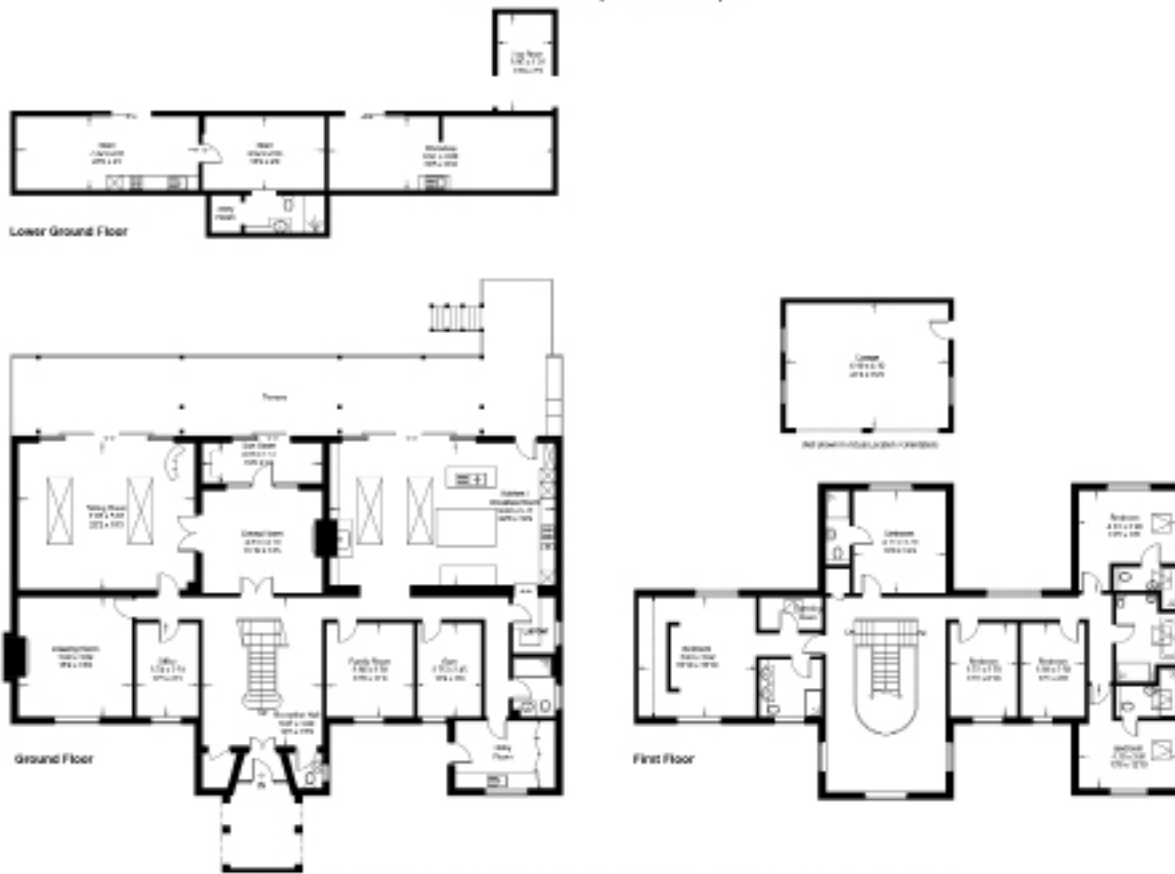


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## Transport Links from Oaklands

Burgess Hill Train Station	approx. 0.6 miles
Hassocks Train Station	approx. 2.8 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 2.9 miles
Brighton	approx. 10.6 miles
Gatwick Airport	approx. 20.5 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.

A buyer is advised to obtain verification from the solicitor.

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