



## Birchwood

BIRCHWOOD GROVE ROAD | BURGESS HILL | WEST SUSSEX | RH15 0DL

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# Situation

A sizable and imposing attached house of immense character, set in private landscaped gardens in a very convenient central location within a short walk from the mainline 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.

'Birchwood' is a sizable house set within a quiet conservation area in a popular and private location. The property comprises the major part of a detached late Victorian house, dating from about 1890, with well appointed accommodation arranged over three floors. Sympathetically restored and maintained by the current vendors, period and character features are evident throughout including an elegant entrance hall with original marble floor and an impressive staircase. There are original stained glass windows and coving, along with ornate fireplaces and high ceilings typical of the era. Contemporary additions include a new kitchen at the rear of the property with a range of integrated appliances blending functionally with a timeless period style. With this in mind, there is planning permission (granted in perpetuity) to substantially increase and remodel the ground floor to suit the modern day lifestyle (ref: DM/19/0360). An extensive light drawing room, with French doors to the garden, and dining room make up much of the reception area on the ground floor together with the Library, also with French doors to the garden. Stairs lead to the first floor with three bedrooms and a bathroom. Of particular note is the large principal bedroom with focal fireplace and a southerly aspect. A further two bedrooms and a sizable bathroom with separate shower are located on the second floor. Sheltered, private and accessed via timber gates, the landscaped gardens are planted with specimen trees and established shrub and plant beds. The central wisteria, roses and vine covered pergola provides the backdrop with space to entertain or relax along with the summer house. The sweeping driveway has ample parking for several cars and access to two garages. The larger of the two garages has been recently constructed with the benefit of a useful first floor storage space.





# Kitchen

- » Shaker style wall and base units
- » 'Composite stone' worksurfaces and breakfast bar
- » Inset double 'Butler style' sink
- » 'Franke' instant boiling water tap
- » Gas fired 'Aga'
- » Integrated 'Neff' electric oven
- » Integrated 'Neff' electric steam oven
- » Space for washing machine
- » Space and plumbing for 'American style' fridge freezer
- » Integrated wine cooler
- » Integrated microwave
- » Integrated 'AEG' dishwasher



# Bathrooms

## First Floor Bathroom

- » Panelled whirlpool bath with wall mounted taps over head rain shower and bath mounted hand shower
- » Mid level w.c. suite
- » Inset sink with cupboards under
- » Heated towel radiator
- » Tiled floor with electric underfloor heating



## Second Floor Bathroom

- » Panelled bath with centre mounted taps and hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Mid level w.c. suite
- » Bidet
- » Vanity unit with double wash hand basins and a range of cupboards under
- » Heated ladder style towel radiator
- » Heated towel radiator
- » Access hatch to large loft space





# Bedrooms

- » Three bedrooms and a bathroom reside on the first floor accessed via the large landing
- » Two further bedrooms and a large bathroom with separate shower lie on the second floor



# Specification

- » Two wall mounted 'Potterton' gas fired boilers located in the kitchen
- » A wealth of period and character features throughout including original stained glass windows, Marble floors and ornate fireplaces
- » Library with French doors to the garden
- » Planning permission to demolish the old garage and erect an extensive single-story rear extension (ref: DM/19/0360). The planning is in perpetuity due to partial works being started (New detached double garage with storage completed 2023)
- » Large cellar
- » Gated entrance
- » Landscaped private gardens
- » Courtyard wired external lighting
- » Detached double garage with electric roller doors and boarded loft space
- » Attached garage





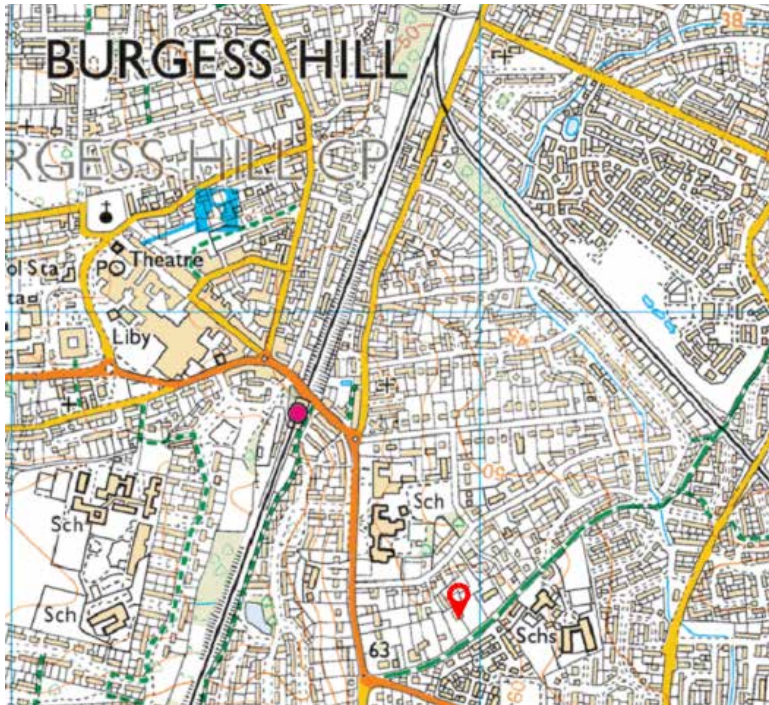
# External

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The property is approached via timber gates over a sweeping shingle driveway providing ample parking and access to both garages. The gardens are predominantly laid to lawn, bordered by mature trees and hedgerow with well-stocked shrub and plant beds throughout. A large pergola with wisteria, roses and climbing vine resides in the centre of the gardens along with a summer house. Outside storage is plentiful with a range of stores and a garden shed. There is also the benefit of a courtyard with wired external lighting.







## Transport Links from Birchwood

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

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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.

## Birchwood Grove Road, Burgess Hill, RH15 0DL

Approximate Gross Internal Area = 298.3 sq m / 3211 sq ft

Cellar = 32.1 sq m / 345 sq ft

Outbuildings = 116.6 sq m / 1255 sq ft

Total = 447.0 sq m / 4811 sq ft

(Including Garages)



A buyer is advised to obtain verification from the solicitor.

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