



**hamlyn  
smith.**

Summerfold Place, Burgess Hill, RH15 8GN

£600,000



# hamlyn smith.

 4 Bedrooms

 1 Receptions

 2 Bathrooms

Offered to the market with no onward chain, Hamlyn Smith Mid-Sussex are proud to exclusively present this striking 4-bedroom detached residence, finished to a superb standard and offering the perfect blend of space, style, and modern living. Boasting a spectacular open-plan kitchen/dining/living area with a vaulted garden room, an en-suite to the principal bedroom, landscaped gardens, and the added benefit of a detached garage, this home is designed to impress.

- Spacious & Modern 4-Bedroom Detached Home
- Exquisite Rear Kitchen-Diner & Garden Room for Entertaining
- No Onward Chain
- Detached Garage
- Parking for 2 Vehicles
- Private Development of 6 Houses
- Sunny & Landscaped Rear Garden
- Downstairs WC, En-Suite to Master & Utility Room







If need must

INTO EACH DAY PUT  
ONE TEASPOON OF  
GOOD SPIRITS  
A DASH OF  
**FUN**  
PINCH OF FOLLY  
AND A HEAP FULL OF  
LAUGHTER







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Built in 2016 and tucked away within an exclusive private estate of just six homes, this exceptional residence offers over 1,260 sq ft of stylish living space, complemented by a further 173 sq ft detached garage.

The ground floor is designed to impress from the moment you step inside. To the front, a bright and welcoming sitting room provides a perfect retreat for relaxed evenings or more formal occasions. To the rear, the home showcases its true centerpiece: an expansive 23ft kitchen/dining/reception room that flows seamlessly into a striking garden room with vaulted ceilings and a glass surround. Bathed in natural light and opening directly onto the landscaped garden, this stunning space elevates everyday living and provides the ultimate setting for entertaining. Practical additions include a utility room, guest cloakroom, and built-in storage, while the kitchen itself comes complete with integrated appliances including a dishwasher, fridge-freezer, gas hob, and oven.

Upstairs, the accommodation is equally impressive. The principal bedroom suite is a luxurious private haven, complete with an en-suite shower room and built-in wardrobes. Three further bedrooms offer flexibility for family, guests, or home working, all served by a sleek and modern family bathroom. Bedroom 2 is further enhanced by fitted wardrobes, making excellent use of space.

The exterior continues the sense of quality. The landscaped rear garden provides a tranquil and private setting, with raised borders, a leafy outlook, and ample space for alfresco dining and summer gatherings. A detached garage and driveway parking add further convenience and security.

The location is equally appealing. Just a short walk from both Wivelsfield Station and Burgess Hill Station, with direct rail links to London, Brighton, and the South Coast, the property also enjoys excellent access to everyday amenities. A LIDL supermarket and the shops of London Road are close at hand, while Burgess Hill town centre offers a Waitrose, cinema, restaurants, pubs, and the Martlets Shopping Centre—all within walking distance. Families are well served by local schools, including Sheddingdean Community School, Manor Field, St Wilfrid's, and St Paul's Catholic College.

This is a rare opportunity to secure a truly remarkable home—beautifully presented, thoughtfully designed, and offered with the advantage of no onward chain.

## Summerfold Place

Approximate Gross Internal Area = 1261 sq ft / 117.2 sq m

Storage = 15 sq ft / 1.4 sq m

Garage = 173 sq ft / 16.1 sq m

Total = 1449 sq ft / 134.7 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

