

Bonnet Lane | **Burgess Hill, West Sussex, RH15 0FP**

MARCHANTS

Bonnet Lane

Built by Croudace Homes in 2021, this attractive flint-fronted link-detached home offers bright, spacious accommodation and a modern finish throughout. Features include a stylish kitchen/ diner, principal bedroom with ensuite, 'Hive' smart thermostats, solar panels, window shutters, and a car port with parking for two vehicles. **No onward chain.**

OIRO £475,000

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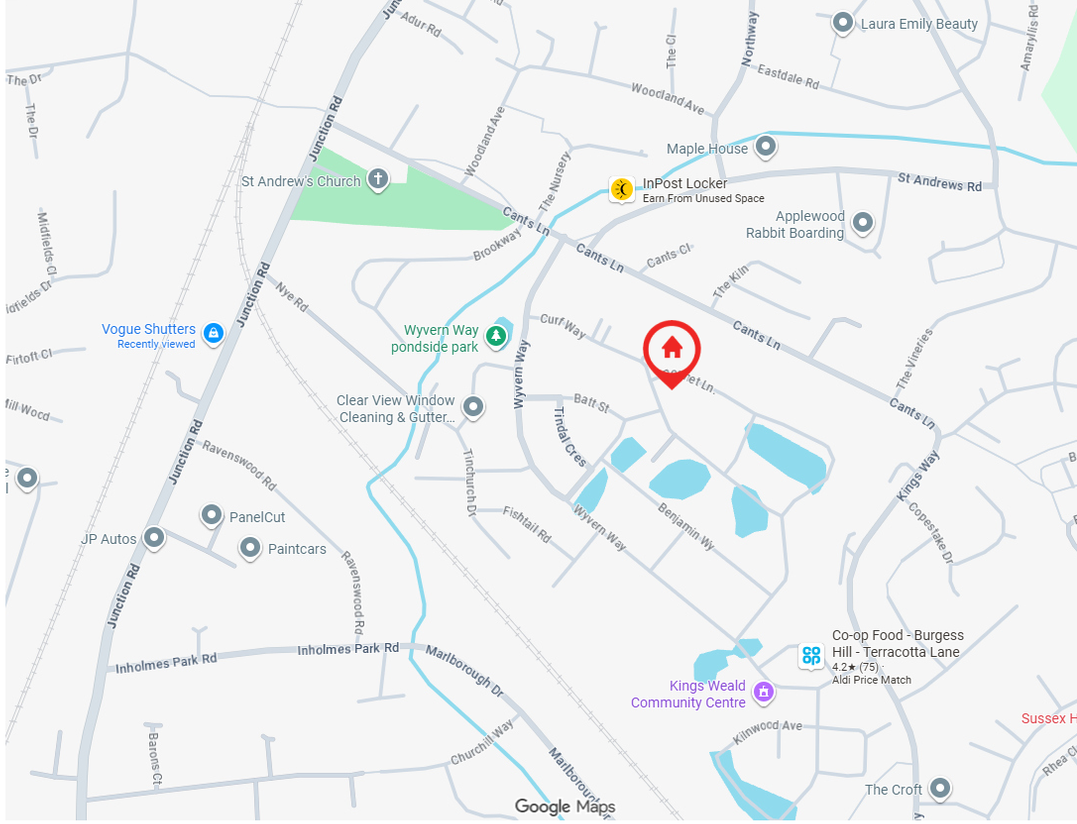
Features

- Link-detached House
- Three Bedrooms
- Two Bathrooms
- Modern Kitchen/Diner
- Cloakroom
- Carport with Own Drive
- Front & Rear Gardens
- No Onward Chain



The Kings Weald Estate at Dusk



Location

Kings Weald is a beautifully planned development just of Kingsway on the old Keymer Brickworks site. As well as a nature conservation area there is a village hall with a café and a co-op convenience store. Burgess Hill has a good range of shops, superstores, leisure centre, schools, restaurants and pubs as well as two railway stations (London to Brighton line and London to Eastbourne line).

Hassocks Station (0.8 miles)
Burgess Hill (1.2 miles)
Brighton (11.5 miles)
Gatwick Airport (16.5 miles)

Accommodation

Canopy porch with outside light, Ring doorbell, PVCu front door with glazed panel.

HALLWAY Radiator, recessed downlights, two walk-in storage cupboards, one of which houses an electric consumer unit, broadband modem and electric meter. ‘Hive’ smart thermostat.

CLOAKROOM Fitted with a white suite comprising toilet with concealed cistern and toiletry shelf over. Vanity wash basin. Radiator, ceramic tiled floor, concertina window blinds.

LIVING ROOM With PVCu double glazed doors to the rear garden. Radiator, TV point, window shutters and concertina window blinds.

KITCHEN/DINER A double aspect room fitted with gloss white cabinetry comprising a ‘U’ shaped worktop, with inset one and a half bowl stainless steel sink, range of base cupboards, wall mounted cupboards, bottle store, and drawers. ‘Ideal’ gas central heating boiler. Appliances include an ‘AEG’ electric oven, ‘AEG’ induction hob with extractor over, ‘Zanussi’ washing machine. Radiator, LVT flooring, recessed downlights, window shutters.

FIRST FLOOR LANDING Recessed downlights, cupboard housing a hot water cylinder.







Accommodation (continued)



BEDROOM ONE A double room with built-in double wardrobe having mirror doors. Radiator, 'Hive' thermostat, concertina window blinds, TV point, door to;

EN SUITE SHOWER ROOM Fitted with a generous ceramic tiled shower enclosure having a thermostatic shower. Wash basin and toilet with concealed cistern and toiletry shelf over. Ladder style towel warmer, illuminated mirror, electric shaver point, extractor, recessed downlights.

BEDROOM TWO A double bedroom with radiator, concertina window blinds, TV point.

BEDROOM THREE Radiator, TV point.

BATHROOM Fitted with a white suite comprising bath with mixer tap/shower apparatus and pivoting glass shower screen over. Vanity wash basin, toilet with concealed cistern and toiletry shelf over. Illuminated wall mirror, electric shaver point, extractor, ladder style towel warmer, recessed downlights.







Garden and Patio Area

ATTACHED CAR PORT With a block paved driveway providing space for an additional vehicle. Two power points and gate to the rear garden.

FRONT GARDEN Laid to lawn and enclosed by a 'Red Robin' hedge.

REAR GARDEN A south facing garden well enclosed by panelled fencing. There is a paved patio edged by railway sleepers and ideal for outside entertaining. Small lawn, fitted water tap and outside lights.







Additional Information

Estate Management: The Weald (Burgess Hill) Management Company Limited.

Estate Service Charge & Reserve Fund: £173.01 (Bi-Annual) 1/7/26 – 31/12/26.

BROADBAND - FTTP **UTILITIES** - MAINS

RESTRICTIONS - UNKNOWN **RIGHT OF WAY** - UNKNOWN

EASEMENTS - UNKNOWN **FLOOD RISKS** - UNKNOWN

ENERGY EFFICIENCY RATING - B

COUNCIL TAX BAND - E (Mid Sussex District Council)



Floor Plan

PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. *Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.* ***1495847/51BONLAN/PG/MMXXVI0921***

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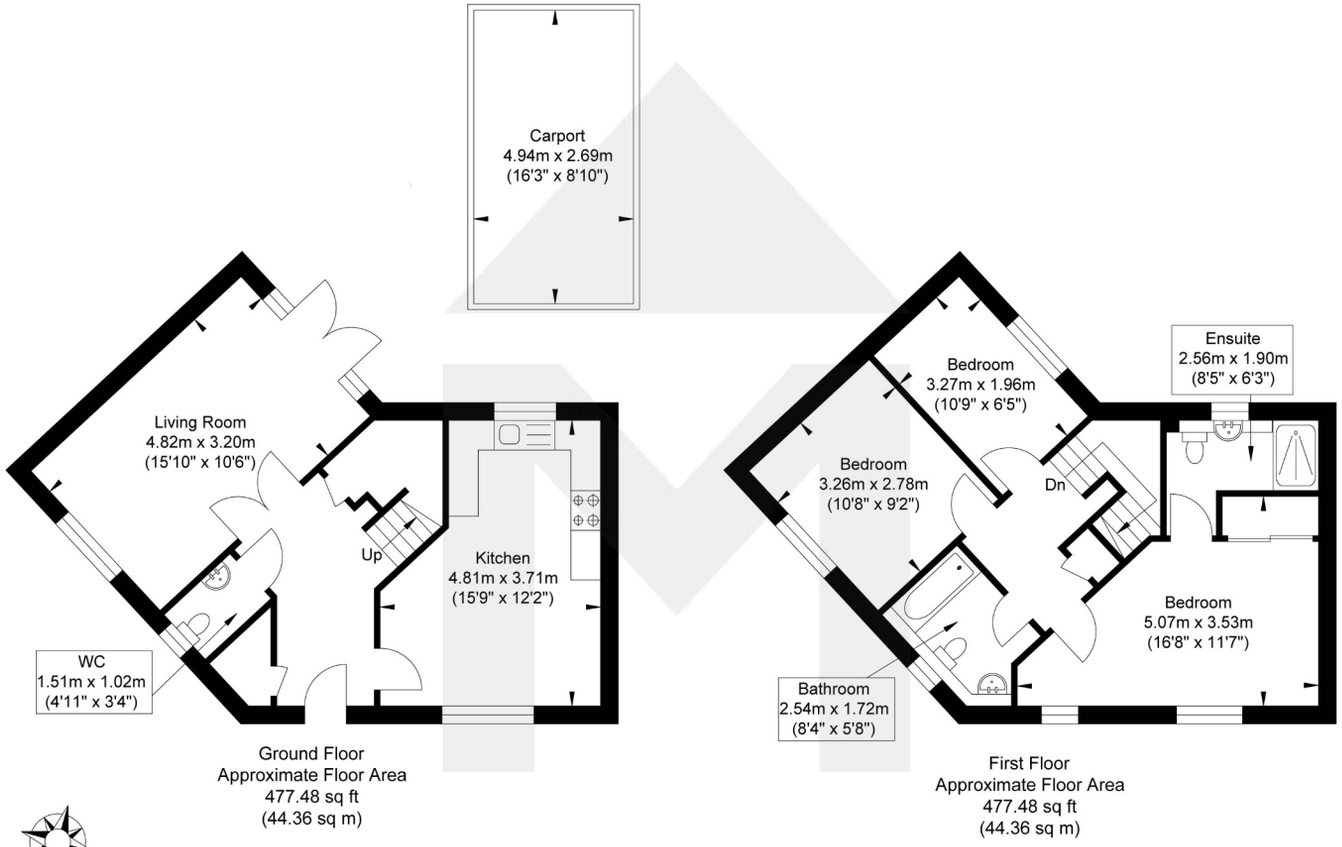

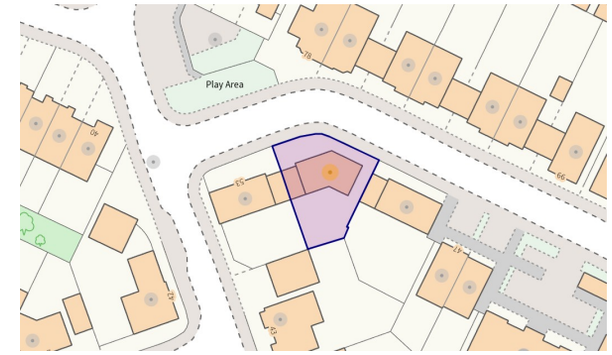

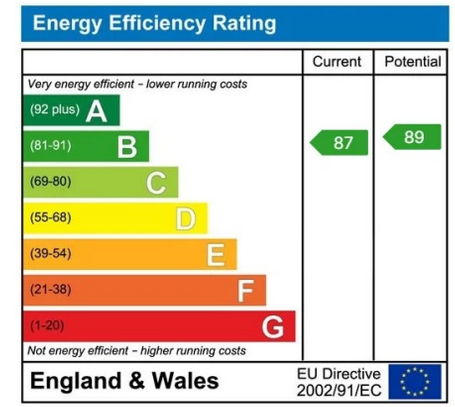

Approximate Gross Internal Area = 88.72 sq m / 954.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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