



HAMLIN SMITH

GUIDE PRICE £475,000 - £500,000

KINGS RIDE, BURGESS

HILL
3 BEDROOMS

3 RECEPTION ROOMS

2 BATHROOMS

GUIDE PRICE £475,000 - £500,000

A spacious and well-maintained three-bedroom detached home on a generous corner plot in a quiet cul-de-sac on the sought-after Folders Lane side of Burgess Hill. Offered with no onward chain, the property features three double bedrooms, an en-suite, conservatory, south-facing garden, detached garage, and ample driveway parking, all within walking distance of the town centre, station, schools, and local amenities.

- No Onward Chain
- 3-Double Bedroom Detached Home
- First Time on the Market in 34 Years
- Corner Plot with Landscaped Gardens
- En-Suite to Master Bedroom & Family Bathroom
- Separate Garden Room / Conservatory
- Downstairs WC & Entrance Hallway
- Desirable Location, near to Birchwood Grove School & Ditchling Common Nature Reserve
- Garage with Driveway
- Council Tax Band D & EPC Rating D



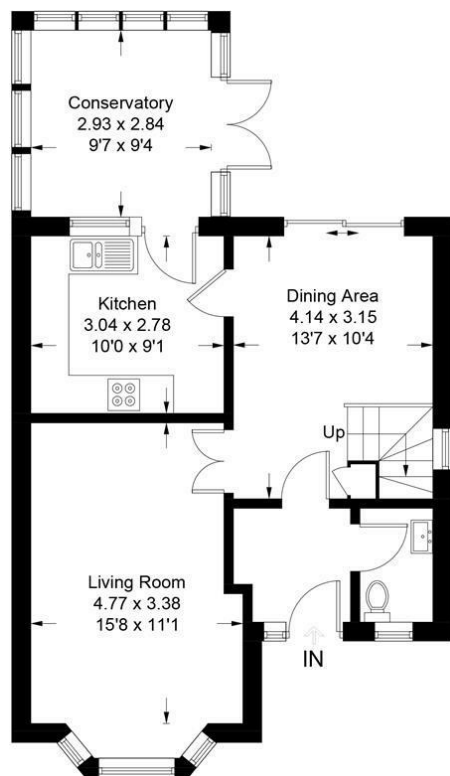


Kings Ride, Burgess Hill

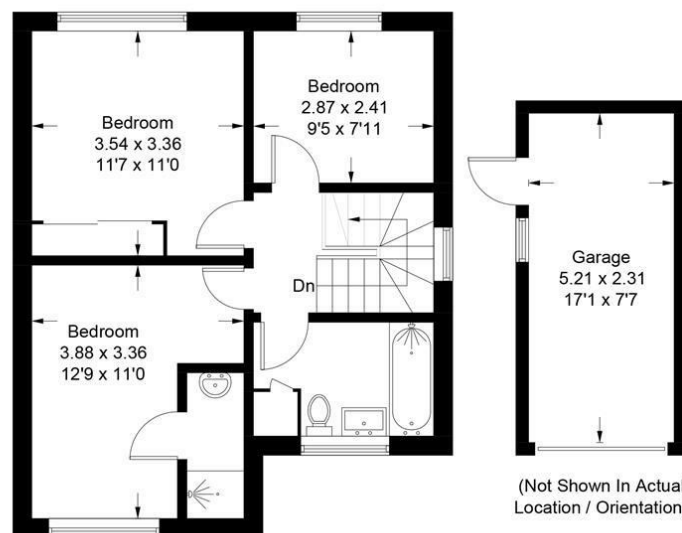
Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft

Garage = 12.0 sq m / 129 sq ft

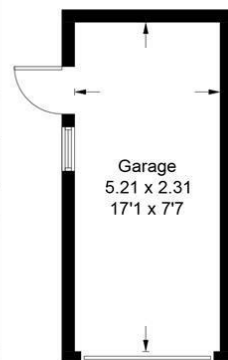
Total = 112.0 sq m / 1205 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1310624)

HAMLYN SMITH

Occupying a prominent corner plot within the highly sought-after Burdocks Drive and Kings Way area on the desirable Folders Lane side of Burgess Hill sits this spacious 3-bedroom detached home on Kings Ride, offered to the market with no onward chain. Tucked away in a peaceful cul-de-sac comprising exclusively detached homes, this exceptional property is offered to the market for the first time in over 34 years.

The location is particularly appealing, with the popular Kings Weald development nearby, offering a community centre, local Co-op and beautiful nature reserves ideal for dog walking and outdoor recreation. Burgess Hill town centre and mainline railway station are approximately a 15-minute walk away, providing an excellent range of shops, cafés, restaurants, pubs and supermarkets, together with direct rail services to Brighton in around 10 minutes and London in under an hour. Families are well catered for, with highly regarded local schools including Birchwood Grove Primary School, while The Triangle Leisure Centre, offering a gym, swimming pool and fitness facilities, is just a short drive away.

Occupying an elevated position on a generous corner plot, the property has been lovingly maintained and continually improved by the current owners. Beautifully presented throughout, it offers spacious and versatile accommodation alongside a detached garage, extensive driveway parking and mature wraparound gardens. The accommodation begins with a spacious entrance hall and a larger-than-average downstairs WC. To the front of the property, the bay-fronted living room is flooded with natural light and provides an inviting space for both relaxing and entertaining. To the rear, the spacious dining room enjoys direct access to the garden and connects seamlessly with both the kitchen and conservatory, creating an excellent flow for modern family living. Patio doors open onto a generous south-facing terrace, perfectly positioned to enjoy sunshine throughout the day. The conservatory overlooks the garden and offers flexible additional living space, ideal as a garden room, family room, playroom or home office. The kitchen is thoughtfully arranged with ample storage and workspace, incorporating an integrated hob and oven together with space for a fridge freezer, dishwasher and washing machine.

On the first floor, the landing provides access to three genuine double bedrooms. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a family bathroom with electric shower-over-bath. The larger rear bedroom also enjoys fitted mirrored wardrobes. A separate loft hatch with pull-down ladder provides access to a fully insulated and partially boarded loft, offering excellent additional storage.

Outside, the property's corner position creates a wonderfully private and secluded garden environment. The rear garden is beautifully established, featuring a level lawn, mature shrubs, well-stocked flower beds and a pathway leading to the detached garage. The garage benefits from power, lighting, a side access door and window, making it suitable not only for parking and storage but also as a workshop or hobby space. To the front and side, attractive landscaped gardens enhance the property's kerb appeal, while gated access leads through to the rear. Combined with the generous driveway and detached garage, the outdoor space offers an ideal setting for families, gardeners and those who enjoy entertaining.

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