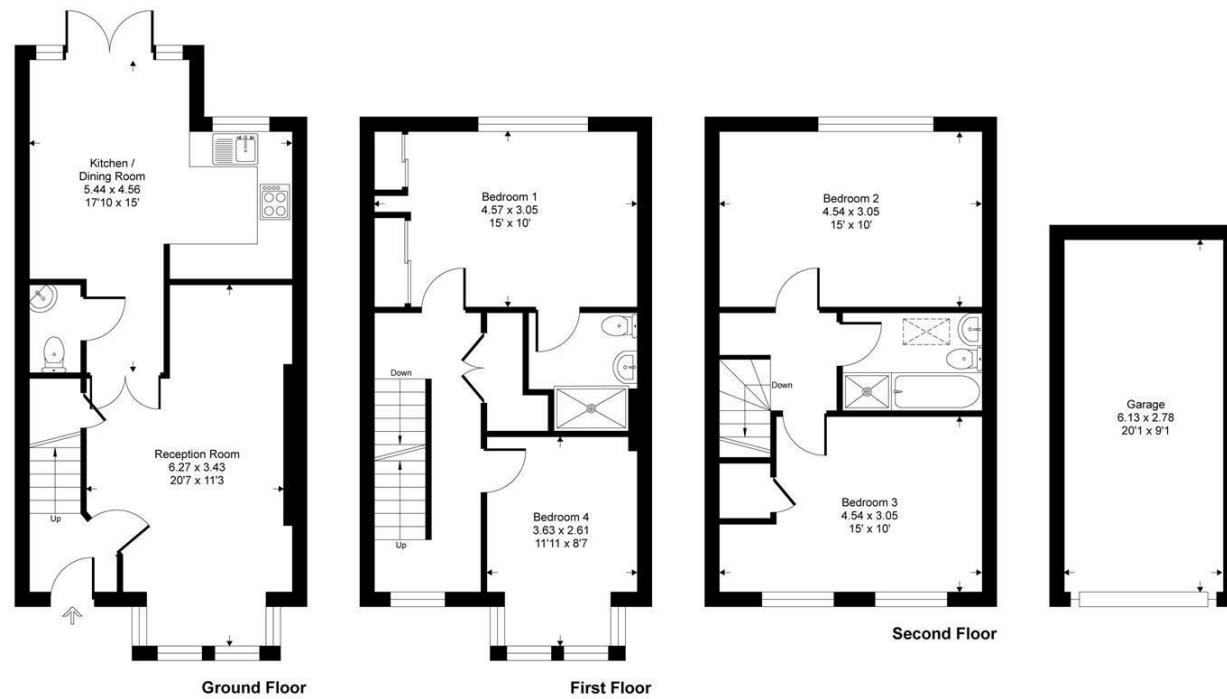
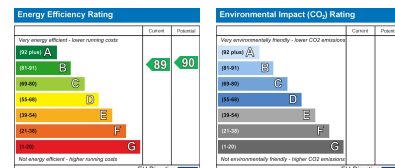


### Bonnet Lane, RH15

Approximate Gross Internal Area = 117.5 sq m / 1264 sq ft  
 Approximate Garage Internal Area = 16.9 sq m / 182 sq ft  
 Approximate Total Internal Area = 134.4 sq m / 1446 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. PSP Homes



**32 Bonnet Lane, Burgess Hill, RH15 0FQ**

**Guide Price £575,000 Freehold**

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VIEWING BY APPOINTMENT WITH PSP HOMES  
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## 32 Bonnet Lane, Burgess Hill, RH15 0FQ

- Immaculate four-bedroom townhouse
- Built by Croudace Homes in 2020, Kings Weald location
- Principal bedroom with en-suite
- Landscaped rear garden
- Garage and driveway parking
- Remaining NHBC warranty

A beautifully presented and spacious four-bedroom semi-detached townhouse, ideally situated within the highly sought-after Kings Weald development in Burgess Hill. Built by Croudace Homes in 2020, this impressive family home offers approximately 1,264 sq ft of versatile accommodation arranged over three floors, perfectly suited to modern living.

The current owners have thoughtfully enhanced the property throughout, incorporating a range of high-quality upgrades including stylish plantation shutters, a Philips Hue smart lighting system and Hive heating controls, creating a contemporary and comfortable home ready for immediate occupation. Further benefits include four generously sized bedrooms, an en-suite to the principal bedroom, a landscaped private rear garden, garage and off-road parking. The property also benefits from the remainder of its NHBC warranty, providing valuable peace of mind for prospective purchasers.

Located within the popular Kings Weald community, with its excellent local amenities, green open spaces and convenient access to Burgess Hill town centre and mainline railway station, this immaculate home must be viewed in person to be fully appreciated.

### Ground Floor

Access via storm porch to the front, the ground floor accommodation is approached via entrance hall with doors leading to the principal reception rooms. The spacious sitting room enjoys a bay window to the front aspect, creating a bright and inviting living space, while also offering a versatile area ideal for a play space, reading corner or home office. Useful understairs storage is also provided.

To the rear of the property is the impressive kitchen/dining room, forming the heart of the home. The kitchen is fitted with an excellent range of cupboards and worktop space, together with integrated appliances including a double oven, gas hob and fridge/freezer. Enjoying pleasant views over the rear garden, the room provides ample space for both everyday family living and entertaining.

The dining area benefits from double doors opening directly onto the garden and generous terrace area, creating a seamless connection between the indoor and outdoor spaces. A modern downstairs cloakroom completes the ground floor accommodation.

### First and Second Floor

The first floor comprises a spacious landing with a large linen cupboard and doors leading to two bedrooms, including the principal bedroom. Positioned to the rear of the property, the principal bedroom enjoys pleasant views over the garden and benefits from built-in wardrobes and a contemporary en-suite shower room fitted with an Aqualisa shower, wash hand basin, WC and vanity unit. The first floor is completed by a generously sized double bedroom, currently offering flexible accommodation as a guest room, children's bedroom or home office. A bay window provides an abundance of natural light, creating a bright and welcoming space.

The second floor comprises a landing with doors leading to two further bedrooms and the family bathroom. Both bedrooms are generous double rooms, with one benefiting from useful built-in storage, making them ideal for family members, guests or those requiring additional workspace. The family bathroom is fitted with a contemporary suite comprising a panel-enclosed bath, separate Aqualisa shower enclosure, wash hand basin, WC and vanity unit, providing a stylish and practical space for everyday family living.



### Outside

To the front of the property, steps with a handrail lead to a covered storm porch and the front entrance door. Attractive mature shrubs and planting create an appealing approach, enhancing the property's kerb appeal.

To the side, a brick-paved driveway provides off-road parking for two vehicles and leads to the garage. Gated side access opens into the rear garden. The garage benefits from power and lighting, useful loft storage, an up-and-over door and an additional side access door from the garden.

The rear garden has been thoughtfully landscaped to create a superb outdoor entertaining space. A generous paved terrace wraps around the rear and side of the property, extending behind the garage and benefiting from outdoor lighting and power points throughout. Designed to enjoy both sun and shade during the day and into the evening, the garden offers a wonderful balance of practicality and relaxation.

Beyond the terrace, sleeper-edged borders and steps lead to a substantial lawn area, complemented by raised beds planted with a variety of flowers, shrubs and evergreen planting. Mature shrubs and established trees beyond the rear boundary provide an attractive backdrop and enhance the sense of privacy.

### Location

Bonnet Lane is located in desirable Kings Weald development, Burgess Hill, built by Croudace Homes in 2020. The Kings Weald development boasts a vibrant community feel, complete with a community centre, Co-Op convenience store, children's playgrounds, picturesque nature ponds, and sports courts for football and basketball.

Burgess Hill is ideally positioned with two good transport links by road or two train stations. For those who enjoy the outdoors, being surrounded by beautiful countryside and picturesque Sussex villages such as Ditchling and Hurstpierpoint nearby. The area is also well served by highly regarded primary and secondary schools, as well as Waitrose supermarket and the Triangle Leisure Centre.

From the property both stations are within walking distance Burgess Hill Station (approx. 1.1mile) and Wivesfield Station (approx. 0.8 miles) and both provide regular services to London (Victoria/London Bridge in 50 mins), Gatwick Airport, Lewes and Brighton.

### The Finer Details

Tenure: Freehold

Title Number: WSX422829

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast (up to 1800 mbps download)

Communal Service Charge: Approx. £360 per annum

