



**hamlyn
smith.**

Welbeck Close, Burgess Hill, RH15 0AU

Offers In Excess
of £550,000

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 4 Bedrooms

 1 Reception Room

 1 Bathroom

A spacious and well-kept four double bedroom family home in a popular and convenient location, within walking distance of Wivelsfield station, local shops, Worlds End Recreation Ground and Oak Tree Primary School. The house offers a practical layout, generous living space and a lovely rear garden. With off-road parking, a semi-integral garage and friendly neighbours, it's ideal for families looking for a long-term home.

- Vendor Suited
- Kitchen & Breakfast Room with Integrated Appliances
- 4 Double-Bedroom Detached Home
- Integral Garage, prime for extending into (STPP)
- Spacious Lounge-Diner with Fireplace
- Well-Maintained Rear Garden with Side Access
- Downstairs WC & Separate Family Bathroom
- Beautifully Maintained Throughout
- 5 Minutes' Walk to Oak Tree Primary & Wivelsfield Train Station







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This spacious four double bedroom home is perfect for families wanting room to grow in a really convenient and friendly location. Built by Sunley Homes to their popular Buckland design, the house has been well kept and offers a fantastic turn-key home, with the option to add your own style over time. Wivelsfield station, Worlds End Recreation Ground, local shops and Oak Tree Primary School are all within easy walking distance, making school runs and commuting simple. There's also quick access to Ditchling Common, Haywards Heath, Lewes and the surrounding villages for days out and weekends exploring.

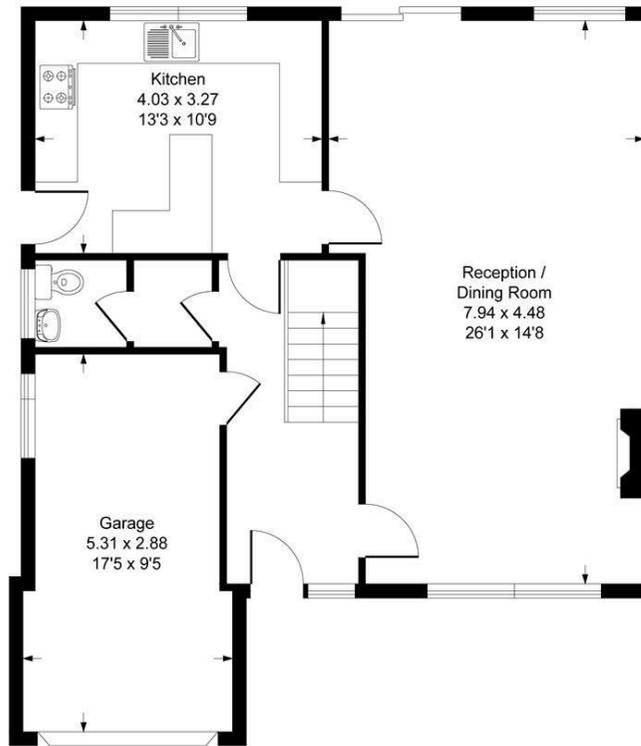
Inside, the layout works brilliantly for family life, with a welcoming hallway, a large downstairs cloakroom and internal access to the garage. The kitchen/breakfast room is well equipped with a double oven and grill, four-ring gas hob, 1½ bowl sink and drainer, integrated undercounter fridge and separate freezer, plus undercounter space for two white goods (dishwasher and washing machine to be negotiated separately). A breakfast bar makes it a practical spot for busy mornings and quick meals. The lounge and dining room create a generous, flexible living space, with a cosy fire in the lounge and sliding doors from the dining area straight out to the garden – ideal for family time, entertaining friends and summer barbecues. There is an option to have an open fire or wood burning stove, as there is a fully functioning chimney behind the electric fireplace.

Upstairs are four genuine double bedrooms, all with built-in wardrobes, with either Bedrooms 1 or 2 offering the option to add an en-suite, if needed. The family bathroom is immaculately presented and fitted with a bath and power shower over, toilet and sink.

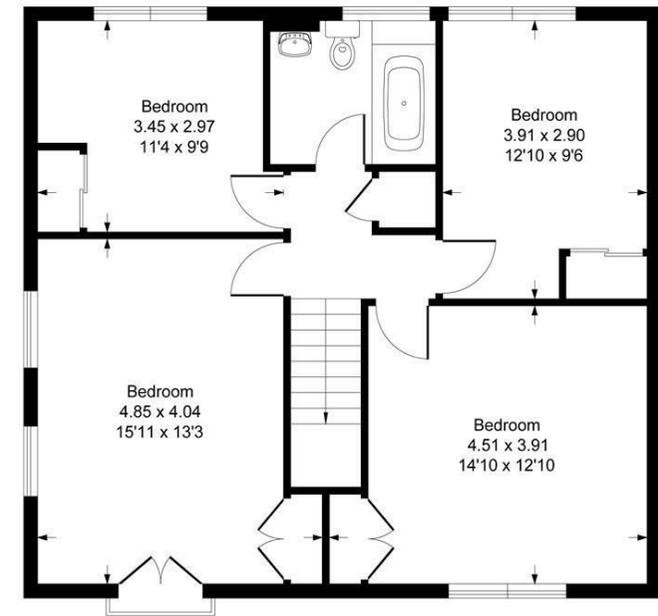
Outside, there's a block paved driveway providing parking for two cars and a semi-integral garage for storage or converting into an additional living space. The rear garden is a generous size and is mainly laid to lawn with a patio for outdoor dining, with secured access either side. Set in an ideal location with really nice neighbours, this is a well-kept, family-friendly home with a practical layout and great long-term potential.

Welbeck Close

Approximate Gross Internal Area = 1541 sq. ft / 143.2 sq. m



Ground Floor
804 sq. ft / 74.7 sq. m



First Floor
737 sq. ft / 68.5 sq. m

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