



HAMLYN SMITH

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Winkhurst Way, Burgess Hill, RH15

CP11

£765,000

hamlyn smith.



4 Bedrooms



3 Receptions



2 Bathrooms

A beautifully presented and extended four/five-bedroom detached home offering just under 2,200 sq ft, set on a generous corner plot in a quiet Burgess Hill cul-de-sac. The stylish interior features underfloor heating and a stunning 40ft+ open-plan kitchen, dining and living space with bi-fold doors to the landscaped garden. Flexible ground floor accommodation includes a reception or 5th bedroom, home office, utility and cloakroom. Upstairs offers a principal suite with en-suite and dressing area, three further bedrooms and a modern family bathroom. The property also benefits from a landscaped garden with summer house, garage, ample parking and easy access to the station, schools and local amenities.

- 4-5 Bedroom Detached Home
- Just under 2,200sqft of Accommodation
- En-Suite & Dressing Area to Master Bedroom
- Large Open-Plan Kitchen Diner & Living Room
- 2 Further Reception Rooms
- Utility Room & Separate Downstairs WC
- Enclosed & Private Garden with Garden Room
- Private Owned Solar Panels
- Council Tax Band F & EPC Rating B







50 Goldstone Villas, Hove, BN3 3RS

01273 762222

hello@hamlynsmith.co.uk

A beautifully presented and substantially extended four/five-bedroom detached home, offering over 2,100 sq ft of versatile living space, set on a generous corner plot within a quiet cul-de-sac in Burgess Hill.

Thoughtfully refurbished by the current owners, this impressive home provides a stylish, energy-efficient and highly adaptable layout, ideal for modern family life. It immediately stands out with its attractive frontage, ample off-road parking and strong kerb appeal, while inside, a bright and contemporary interior is finished to a high standard throughout. Underfloor heating across the ground floor enhances comfort, complemented by neutral décor and high quality finishes. The heart of the home is a stunning open-plan kitchen, dining and living space extending over 40ft, designed for both everyday living and entertaining. Flooded with natural light from three sky lanterns and full-width bi-fold doors, it seamlessly connects to the rear garden. The kitchen is sleek and functional, centred around a large island with integrated appliances and ample storage, creating a sociable and practical hub.

The ground floor also offers excellent flexibility, including a front reception room currently used as a guest bedroom, a separate home office, utility room and cloakroom—perfect for busy households or those working from home. Upstairs, the principal bedroom provides a calm retreat with a dressing area and stylish en-suite, while two further double bedrooms and a well-proportioned single bedroom are served by a modern family bathroom. Designed with efficiency in mind, the property benefits from owned solar panels with battery storage (installed in 2021), contributing to lower running costs and an impressive EPC rating of B.

Outside, the private east-facing garden has been beautifully landscaped to create a variety of spaces for relaxing and entertaining. From the main lawn and planted borders to the raised decked terrace—currently home to a hot tub—each area has been thoughtfully designed, with additional seating positioned to capture the sun throughout the day.

A tucked-away section of the garden features a summer house with power, ideal for use as a home office, gym or studio, while the garage with electric door and side access add further practicality. Perfectly positioned within the sought-after Folders Lane development, the property enjoys a quiet residential setting while remaining well connected. Burgess Hill mainline station is within walking distance (approximately 0.7–0.9 miles), providing fast and frequent services to London Victoria, London Bridge, Brighton and Gatwick—ideal for commuters. Well suited to families, the property falls within catchment for Birchwood Grove Primary School and Burgess Hill Academy, both within easy reach, while Burgess Hill School for Girls is also nearby. A wide range of amenities are within a mile, including Waitrose, Tesco Superstore and Lidl, along with the town centre, Martlets Shopping Centre and the popular Orion Cinema.



Ground Floor



First Floor



Total area: approx. 203.4 sq. metres (2189.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

