



2 Appletree Close

BURGESS HILL | WEST SUSSEX | RH15 0FD

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Situation

An exceptional modern detached home, set within an exclusive gated setting on the edge of open countryside showcasing landscaped gardens and an integral garage

Burgess Hill is a vibrant town with a comprehensive array of shops, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally with Burgess Hill Girls and Birchwood Grove Primary school close by.

Occupying one of the most desirable positions within this exclusive gated development of just four distinguished homes, this exceptional detached family house offers approximately 2,694 sq ft (inc. garage) of well-appointed accommodation, combining contemporary luxury with outstanding family practicality. A spacious reception hall leads through to the heart of the home; an impressive open-plan kitchen/dining/family room extending across the full width of the property. Designed for both everyday living and large-scale entertaining, bi-fold doors blur the boundary between inside and out, flooding the space with natural light and opening directly onto the south-west facing terrace and gardens beyond. The kitchen is beautifully finished with quartz work surfaces, a substantial breakfast bar and a comprehensive range of integrated appliances, whilst a separate utility room provides invaluable additional practicality. A generous dual-aspect sitting room offers further reception space, centred around a wood-burning stove. The first floor is equally impressive. A striking galleried landing, illuminated by a large roof lantern, leads to four generous double bedrooms. The principal suite is particularly noteworthy, featuring a Juliet balcony, air conditioning, dressing room and a luxurious en-suite shower room. Two further bedrooms benefit from their own en-suite facilities, whilst the remaining bedroom is served by a modern fitted family bathroom complete with freestanding bath and separate shower. Underfloor heating extends throughout all bath and shower rooms. Outside, the property continues to impress. A substantial block-paved driveway provides parking for numerous vehicles and leads to a large integral garage. The south-west facing rear garden has been thoughtfully landscaped to create a wonderful environment for relaxation and entertaining, with a stone terrace, electrically operated awning, manicured lawns and mature planting providing all year round privacy.



Kitchen

- » Modern wall and base units
- » Silestone worksurfaces and breakfast bar
- » Inset sink
- » Integrated under-sink food waste disposer
- » 'Quooker' instant boiling water tap
- » Integrated water softener
- » Inset 'Siemens' induction hob with extractor fan over
- » Integrated 'Siemens' electric oven
- » Integrated 'Siemens' microwave
- » Integrated 'Siemens' warming drawer
- » Integrated 'Siemens' dishwasher
- » Integrated 'Capol' wine fridge
- » Tiled floor



Bathrooms

Family Bathroom

- » Free standing bath with wall mounted taps and hand shower attachment
- » Large walk in shower with hand shower attachment and glazed screen
- » Low level w.c. suite
- » Free standing wash hand basin with wall mounted taps
- » 2 x heated ladder style towel radiators
- » Tiled floor with electric underfloor heating



Principal En-Suite Shower Room

- » Large walk in shower with hand shower attachment and glazed screen
- » Low level w.c. with concealed cistern
- » Twin free standing wash hand basins with a selection of drawers under
- » Tiled floor with electric underfloor heating

En-Suite Shower Room

- » Large walk in shower with hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating

En-Suite Shower Room

- » Large walk in shower with hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating



Specification

- » Wall Mounted 'Vaillant' gas fired boiler located in the garage
- » Solar Panels
- » Underfloor heating the whole of the ground floor
- » Electric underfloor heating to the first floor bath and shower rooms
- » Air conditioning in the principal bedroom
- » Selected gated development of 4 houses with video entry system
- » Landscaped west facing garden



External

The property is approached over a substantial block paved driveway providing generous parking and access to the large integral garage. Side access to the rear garden is via a timber gate where a flagstone terrace extends across the width of the house, creating an exceptional space for entertaining or relaxing beneath the electrically operated awning. Manicured lawns are framed by mature laurel hedging and specimen trees, providing a wonderful sense of privacy. There is an additional area of garden to the western side of the property.





Appletree Close, Burgess Hill, RH15 0FD

Approximate Gross Internal Area = 250.3 sq m / 2694 sq ft
(Including Garage)

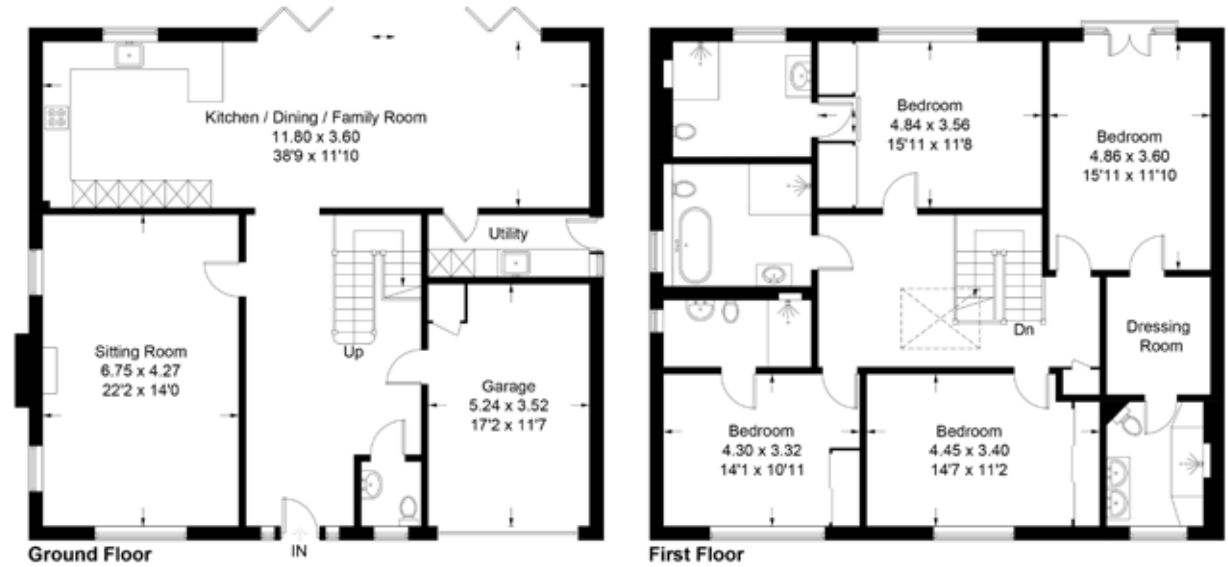


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

Transport Links

Wivelsfield Train Station	approx. 0.7 miles
Burgess Hill Train Station	approx. 1.6 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2.3 miles
Brighton	approx. 11.6 miles
Gatwick Airport	approx. 20.4 miles

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor.

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