



**hamlyn
smith.**

Clayton Drive, Burgess Hill, RH15 9HH

GUIDE PRICE
£700,000 - £730,000

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 3-4 Bedrooms

 1-2 Receptions

 3 Bath/Shower Rooms

SOLD BY HAMLYN SMITH MID-SUSSEX
Spanning approximately 1,500 sqft, it features four spacious bedrooms (with potential for a fifth, a study or walk-in wardrobe) and versatile, stylish living throughout. The private driveway provides parking for up to four vehicles — a rare find in this sought-after location. A truly exceptional home offering comfort, style, and convenience in one of Burgess Hill's most attractive neighbourhoods.

- Fully Renovated with Impeccable Attention to Detail
- 3-5 Bedroom Detached House
- Flexible and Versatile Living Spaces
- Elegant Design with Luxurious Finishes Throughout
- 3 Contemporary Bath/Shower Rooms
- Modern Kitchen Featuring Integrated Appliances and Premium Additions
- South-Facing Garden with Stunning Views Over Open Fields
- Peaceful Cul-de-Sac Location, Close to Burgess Hill and Hassocks







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SOLD BY HAMLYN SMITH MID-SUSSEX

Originally built in the 1950s and extensively transformed within the last year, this exceptional residence offers a stylish, energy-efficient sanctuary in the tranquil and highly desirable Clayton Drive. Just 0.7 miles from Burgess Hill station with direct trains to London and Brighton, and within easy reach of the town centre, Waitrose, cafés, and weekly market, the location perfectly combines convenience with serenity. The neighbouring village of Hassocks, only 2.5 miles away, adds boutique shops, artisanal cafés, and access to the South Downs National Park — perfect for scenic walks, cycling, or weekend escapes. Families benefit from excellent local schools, including London Mead Primary and The Burgess Hill Academy, while nature lovers can enjoy Bedelands Nature Reserve, the Green Circle walk, and St John's Park.

Inside, the home is equally impressive. A welcoming entrance hall with engineered wooden flooring sets the tone, with a practical utility closet for laundry and storage. The ground floor features a luxurious family bathroom with marble surfaces, brushed chrome fittings, and a soaking tub — evoking the feel of a boutique hotel. A versatile guest bedroom/snug sits to the front, while the bay-fronted master bedroom offers a sleek ensuite with integrated electric toothbrush stand, inset mirror, marble tops, brushed chrome hardware, and exquisite tiling.

At the heart of the home is the spectacular L-shaped kitchen/dining/living space, flooded with natural light from expansive bi-fold doors that open seamlessly onto the landscaped garden. The bespoke kitchen is finished to an exceptional standard with Quartz stone worksurfaces, a boiling/filtering and chilled water tap, and a full suite of integrated appliances including double oven, induction hob, dishwasher, and wine fridge. A state-of-the-art wet underfloor heating system across the ground floor provides comfort and a touch of everyday luxury.

Upstairs, a light-filled landing leads to two generous double bedrooms and a dedicated dressing room, 5th Bedroom or office space, all serviced by a contemporary shower room with electric underfloor heating, walk-in shower, basin and toilet. Opposite, a walk-in airing cupboard houses the pressurised hot water cylinder and Worcester boiler, doubling as a convenient storage space.

Externally, the property impresses equally. A hardstanding driveway accommodates up to four vehicles with an EV (Electrical Vehicle) Charging Point, with access via a shared drive to a detached garage. The south-facing rear garden is a private oasis, featuring a full-width tiled terrace, neat lawn, outside power and water, and a pathway and side door to the garage. Most striking is the uninterrupted outlook over woodland and open fields, creating an unrivalled sense of tranquillity and privacy. Additional on-road parking is available within the close.

More than a home, this is a lifestyle statement — elegant, refined, and perfectly positioned in one of Burgess Hill's most coveted neighbourhoods.



Clayton Drive

Approximate Gross Internal Area = 1448 sq ft / 134.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 146 sq ft / 13.6 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1732 sq ft / 160.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

