HAMLYN SMITH

GUIDE PRICE £650,000 - £675,000

CLAYTON DRIVE, BURGESS HILL

3-4 BEDROOMS
2 RECEPTION ROOMS
3 BATH/SHOWER ROOMS

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An immaculately presented and beautifully renovated 3–4 bedroom detached chalet bungalow, ideally positioned within walking distance of Burgess Hill town centre and mainline railway station. Offering a versatile layout perfectly suited to multi-generational living, the property also benefits from excellent access to highly regarded local schools.

- 3-4 Bedroom Detached Chalet Bungalow
- En-Suite & Dressing Room to Master Bedroom
- Separate Living Room with Log-Burning Stove
- Downstairs Shower Room & Separate Family Bathroom
- Utility Room with plumbing for Appliances
- Stunning Open-Plan Kitchen-Diner with Bi-Folds and Quartz Countertops
- Landscaped Rear Garden with versatile seating areas
- Driveway Parking for several cars
- Detached 1.5 Garage with Workshop
- EPC Rating C & Council Tax Band E

Clayton Drive

Approximate Gross Internal Area = 130.6 sq m / 1406 sq ft
Garage = 22.6 sq m / 243 sq ft
Total = 153.2 sq m / 1649 sq ft

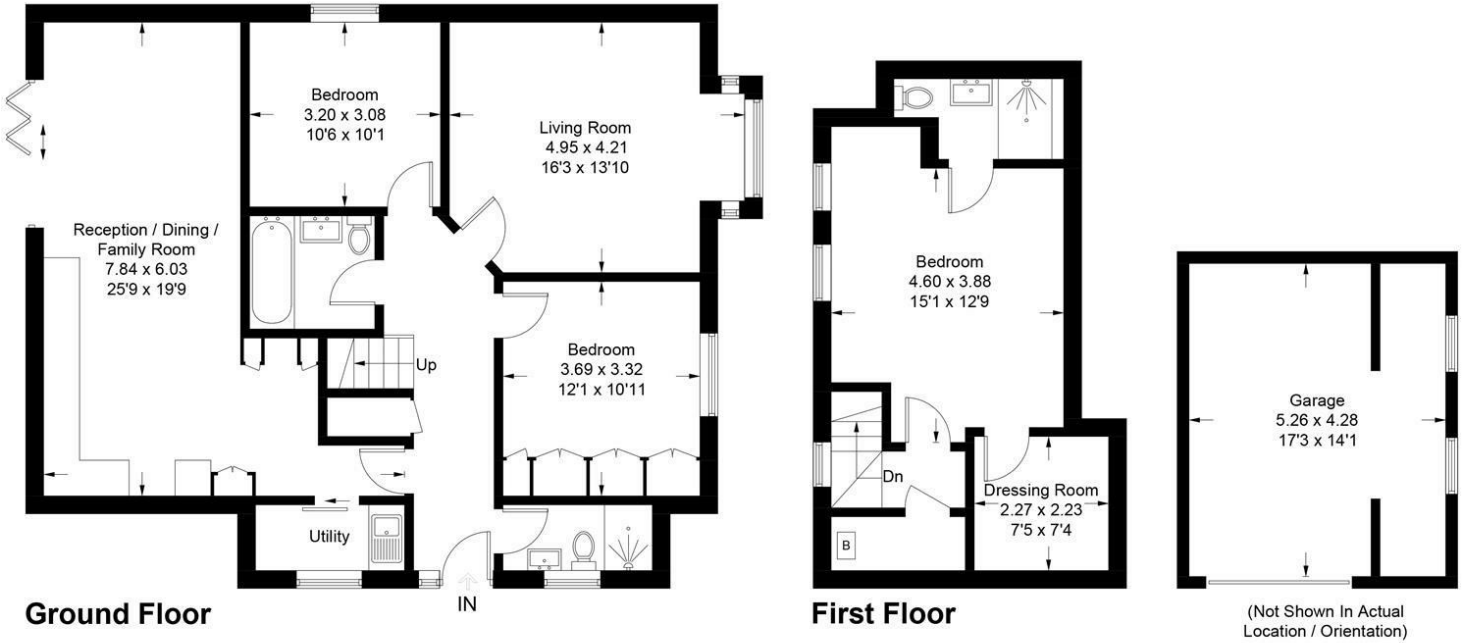

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1319981)

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GUIDE PRICE £650,000 - £675,000

A beautifully presented three/four-bedroom, three bath/shower room detached chalet bungalow, comprehensively refurbished and significantly extended by the current owners over the past five years to create an exceptional contemporary home. Finished to an outstanding specification throughout, the property combines stylish design with practical family living, offering energy-efficient accommodation complemented by high-quality fixtures and fittings.

Occupying an enviable position at the end of this exclusive cul-de-sac of just 15 homes, just off the sought-after Chanctonbury Road, the property enjoys a peaceful setting overlooking Nightingale Meadows, with direct access to Green Circle walking routes. A nearby bus stop provides added convenience, while Burgess Hill town centre and mainline railway station are approximately 0.9 miles away, offering an excellent selection of shops, cafés, restaurants, pubs and a Waitrose supermarket.

A side entrance opens into a spacious reception hall with stairs rising to the first floor, generous understairs storage and a stylish shower room finished with oversized porcelain wall tiles. The beautifully appointed kitchen features an extensive range of cabinetry, quartz work surfaces, integrated dishwasher and space for a range cooker and American-style fridge-freezer, while the adjoining utility room provides additional storage, a sink, plumbing for appliances and matching quartz worktops. To the front of the property, the elegant bay-fronted sitting room provides a cosy yet sophisticated retreat centred around a feature log-burning stove, while also offering the flexibility to serve as an additional ground floor bedroom if required. Two further generous double bedrooms and a luxurious family bathroom with a part-vaulted ceiling complete the ground floor. Undoubtedly the heart of the home is the spectacular open-plan kitchen, dining and family room, where bi-fold doors open seamlessly onto the landscaped rear garden, creating an exceptional space for both entertaining and everyday family life.

The first floor is dedicated to an impressive principal suite. The dual-aspect bedroom enjoys an abundance of natural light together with useful eaves storage, while the stylish en-suite shower room features contemporary micro-cement walls for a sleek, low-maintenance finish. Adjoining is a versatile dressing room, equally suited as a nursery, occasional bedroom or home office, complete with a Velux window.

Outside, the block-paved frontage provides off-road parking for several vehicles, complemented by an attractive raised border and mature magnolia tree. A long driveway leads to the garage with electric door, adjoining store room and gated side access. The thoughtfully landscaped rear garden has been designed for ease of maintenance, with a central artificial lawn framed by porcelain-tiled terraces, creating the perfect setting for outdoor entertaining. A covered cooking area and a carefully selected collection of specimen trees complete this superb outdoor space.

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