



Twingates

5 UPPER ST. JOHNS ROAD | BURGESS HILL | WEST SUSSEX | RH15 8HB

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Situation

A well-balanced and versatile home in a highly desirable location, offering flexible accommodation, attractive gardens and excellent parking facilities

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 a sought-after residential position with a wonderful outlook, this well presented detached chalet-style home offers spacious and versatile accommodation, complemented by attractive mature gardens. Having been thoughtfully maintained throughout, this extended property provides a layout that will appeal equally to families, downsizers and those seeking the convenience of split ground floor living. The accommodation is arranged around a welcoming reception hall and includes two generous reception rooms. A separate study offers an ideal space for home working. The kitchen is well-appointed and opens into an adjoining conservatory, creating a bright and sociable space from which to enjoy views of the gardens. A utility room provides useful additional storage and practicality. A particular advantage of the property is the ground floor double bedroom, served by a bathroom, offering excellent flexibility for guests or those seeking single-level living. To the first floor are two further well-proportioned bedrooms together with a shower room. Outside, the gardens are a notable feature of the property. The rear garden enjoys a high degree of privacy and seclusion, with established planting creating an attractive backdrop throughout the seasons. The front, the property is approached via two gated driveways providing extensive off-road parking, one of which leads to the tandem-length garage.



Kitchen

- » Wall and base units
- » Breakfast bar
- » Inset sink
- » Space for gas cooker with extractor fan over
- » Space for fridge



Bathrooms

Ground Floor Bathroom

- » Panelled shower bath with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Inset wash hand basin with cupboards under



First Floor Shower Room

- » Fully tiles shower with wall mounted seat and glazed door
- » Low level w.c. suite
- » Inset wash hand basin with cupboard under



Specification

- » Wall mounted gas fired boiler
- » West facing rear garden
- » Timber garden summer house
- » Garden shed with fitted work bench, light and power
- » Tandem-length garage
- » Driveway with off street parking



External

The property is approached via a paved path to the front door with a central lawn. Either side of the lawn and accessed via wrought iron gates are driveways providing off street parking along with access to the double length garage. Side access to the rear garden is via wrought iron gates either side of the property where a slim patio adjoins the rear of the property. A central lawn is bordered by mature trees and hedgerow and various well stocked shrub and plant beds. There is the benefit of a timber garden summer house benefiting from light and power, a greenhouse and timber garden shed providing external storage.





Transport Links

Burgess Hill Train Station	approx. 0.7 miles
Haywards Heath Train Station	approx. 4.5 miles
London Victoria By Train	approx. 45 mins
Brighton	approx. 11.1 miles
Gatwick Airport	approx. 19.3 miles

Consumer protection from unfair trading regulations 2008

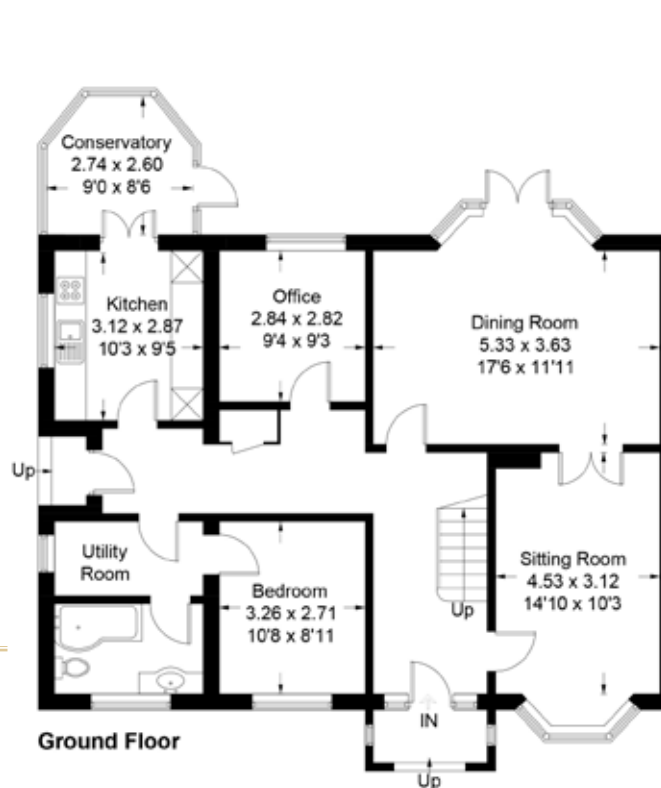
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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

Upper St Johns Road, Burgess Hill, RH15 8HB

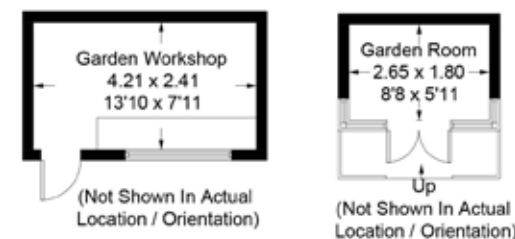
Approximate Gross Internal Area = 147.3 sq m / 1585 sq ft

Outbuildings = 14.8 sq m / 159 sq ft

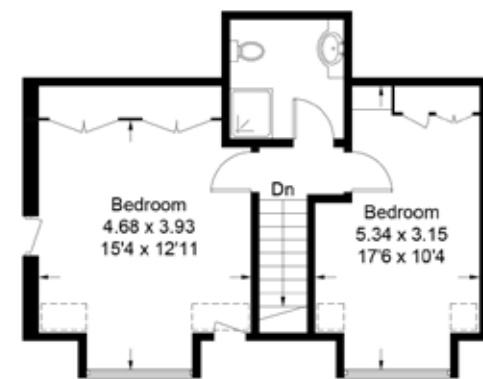
Total = 162.1 sq m / 1744 sq ft



Ground Floor



= Reduced headroom below 1.5m / 5'0



First Floor

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

A buyer is advised to obtain verification from the solicitor.

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