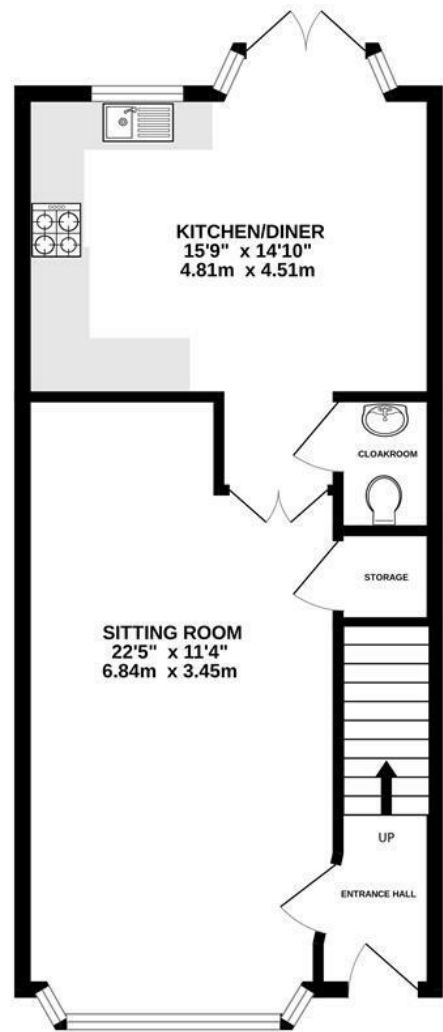
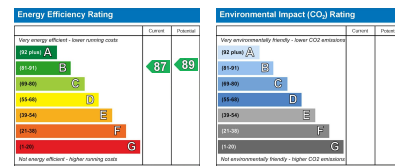


GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1065sq.ft. (98.9 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2026



35 Bonnet Lane, Burgess Hill, RH15 0FP

Guide Price £500,000 Freehold

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## 35 Bonnet Lane, Burgess Hill, RH15 0FP

- \* Beautifully presented three-bedroom detached home built by Croudace Homes in 2021
- \* Sought-after Kings Weald location
- \* Private South facing rear garden
- \* Driveway parking for two to three vehicles and car port
- \* Remaining NHBC warranty
- \* EPC Rating B

A very well presented and spacious three-bedroom detached family home, built by Croudace Homes in 2021 and situated in a peaceful position within the highly sought-after Kings Weald development. Measuring approximately 1,065 sq ft, the property offers light-filled, spacious accommodation that has been meticulously maintained and stylishly enhanced by the current owners, creating a home finished to an outstanding standard throughout.

Externally, the property benefits from a private south-facing rear garden, ideal for outdoor entertaining and enjoying the sunshine, together with off-road parking for two to three vehicles and a car port.

Conveniently located within a short walk of Wivelsfield mainline railway station, the property is perfectly placed for commuters, while nearby nature reserves provide excellent opportunities for walking and recreation. Residents of Kings Weald also enjoy access to a range of superb local amenities, including a community centre, Co-op convenience store, children's play areas, sports courts and attractive green open spaces, making this a wonderful setting for families and professionals alike.

### Ground Floor

The ground floor accommodation is accessed via a welcoming entrance hall, from which doors lead to the living room. The spacious living room enjoys a charming bay window to the front aspect, creating a bright and inviting living space, together with a versatile area that can be adapted to suit a variety of needs, such as a home office, play area or reading nook. Useful understairs storage is also provided.

To the rear of the property, the impressive kitchen/dining room forms the heart of the home. Fitted with a contemporary range of units, the kitchen offers ample worktop space, plentiful storage cupboards and a selection of integrated appliances, while enjoying pleasant views over the rear garden. There is ample space for dining and entertaining, with French doors opening directly onto a generous terrace, seamlessly blending indoor and outdoor living.

A modern downstairs cloakroom completes the ground floor accommodation. Throughout, the property is tastefully decorated in neutral tones, enhanced by stylish panelled feature walls in the living room and attractive Karndean flooring extending across the entire ground floor.

### First Floor

The first floor is approached via a spacious landing, providing access to the loft space, a useful linen cupboard and all first-floor accommodation. The principal bedroom is positioned at the front of the property and benefits from fitted wardrobes, together with a contemporary en-suite shower room comprising a large walk-in shower enclosure, wash hand basin and WC. Bedrooms two and three are both well-proportioned rooms situated to the rear of the property, enjoying pleasant views over the rear garden and offering flexible accommodation for family members, guests or those requiring a home office. Completing the first floor is the stylish family bathroom, fitted with a modern white suite comprising a panel-enclosed bath with shower over, wash hand basin and WC. Finished to a high standard, the bathroom provides both practicality and comfort for everyday family living.



### Outside

To the front, the property is attractively presented with a selection of mature shrubs and planting, together with a storm porch providing sheltered access to the front entrance door. To the side, a brick-paved driveway leads to a covered car port and offers off road parking for two - three vehicles with a gated side access opening into the rear garden.

The beautifully maintained rear garden enjoys a desirable southerly aspect, creating an ideal space for relaxing and entertaining throughout the day. Immediately adjoining the property is a generous paved terrace accessed directly from the dining area, complemented by a pergola, outdoor lighting and an external water tap. Beyond, a level lawn is bordered by an attractive variety of established trees, flowering plants and shrubs, providing both colour and privacy. A thoughtfully designed sunken garden area offers a versatile space that could be utilised as a children's play area, a secluded seating area or an additional terrace, making this a particularly appealing and adaptable outdoor environment.

### Further Information

The property benefits from gas-fired central heating, uPVC double-glazed windows and solar panels, contributing to its impressive EPC Rating of B and helping to enhance energy efficiency. The remainder of the NHBC warranty is also in place.

### Location

Bonnet Lane is set within the desirable Kings Weald development in Burgess Hill, built by Croudace Homes. The Kings Weald development boasts a vibrant community feel, complete with a community centre, Co-Op convenience store, children's playgrounds, picturesque nature ponds, and sports courts for football and basketball.

Burgess Hill is ideally positioned with two good transport links by road or two train stations. For those who enjoy the outdoors, being surrounded by beautiful countryside and picturesque Sussex villages such as Ditchling and Hurstpierpoint nearby. The area is also well served by highly regarded primary and secondary schools, as well as Waitrose supermarket and the Triangle Leisure Centre.

From the property both stations are within walking distance Burgess Hill Station (approx. 1.1mile) and Wivesfield Station (approx. 0.8 miles) and both provide regular services to London (Victoria/London Bridge in 50 mins), Gatwick Airport, Lewes and Brighton.

### The Finer Details

Tenure: Freehold

Title Number: W SX426937

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast (up to 1800 mbps download)

Communal Service Charge: Approx. £340 per annum

