



HAMLIN SMITH

£745,000

# TINCHURCH DRIVE, BURGESS HILL

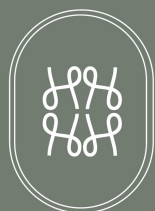
5 BEDROOMS

3 RECEPTIONS

3 BATHROOMS

Offered with no onward chain, this impressive five-bedroom detached home on Tinchurch Drive offers generous space in a highly desirable setting. Highlights include an open-plan kitchen/diner, separate living room with fireplace, sun room, utility room, and attached double garage with driveway. The landscaped rear garden is perfect for entertaining, featuring an outdoor kitchen and bar area ideal for summer living.

- No Onward Chain
- 5-Bedroom Detached Home in sought-after Kings Weald Development
- EV Charging Point & Attached Double-Garage
- Extended Sun Room with Underfloor Heating
- Master Bedroom with Dressing Area & En-Suite Shower Room
- Overlooking Woodland and Stream
- Short Walk to Burgess Hill Town Centre & Train Stations
- Drinks Cabin with Electricity plus Outdoor Kitchen
- Council Tax Band F and EPC B





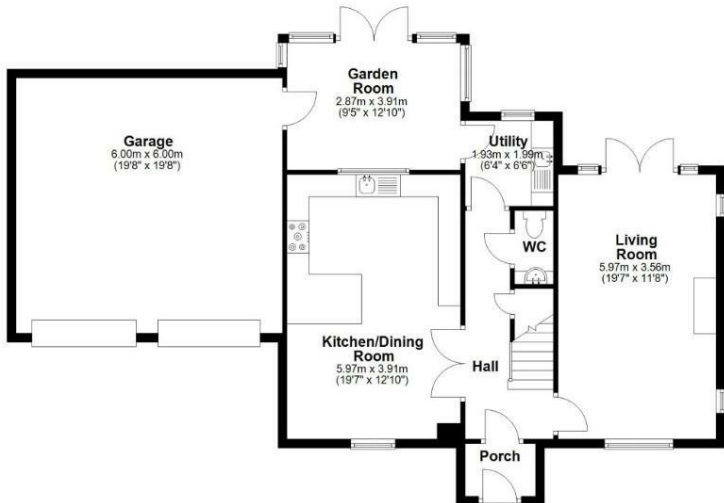
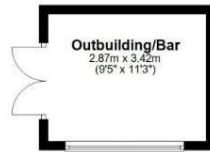


HAMLYN SMITH

Tinchurch Drive, Burgess Hill



Ground Floor



Main area: Approx. 176.5 sq. metres (1899.7 sq. feet)

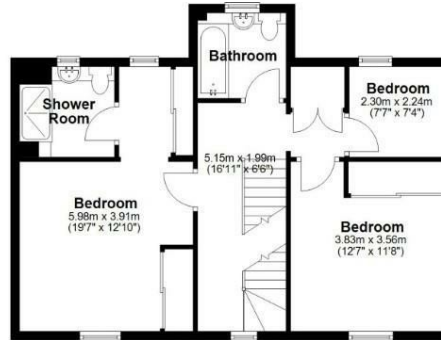
Plus garages: approx. 36.0 sq. metres (387.4 sq. feet)

Plus outbuildings: approx. 6.9 sq. metres (105.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanIt.

First Floor



Second Floor



# HAMLYN SMITH

Available with no onward chain, this is a rare opportunity to secure a truly special home in an exclusive Kings Weald setting.

This exceptional five-bedroom detached flint property has been thoughtfully extended and improved, by the current owners, creating a substantial and beautifully balanced family home. Backing onto woodland with a gentle stream beyond, it offers a remarkable sense of peace, privacy and natural outlook that's increasingly hard to find.

Arranged over three floors with an attached double garage, the home has been carefully maintained and beautifully presented throughout, blending contemporary finishes with a warm, welcoming feel. The gardens are a real highlight — mature, private, and enjoying a sunny aspect throughout the year.

The location is equally appealing, with Wivelsfield and Burgess Hill stations within walking distance, plus nearby access to Bedelands Nature Reserve and Ditchling Common. Kings Weald itself offers a strong community feel with café, Co-Op with bakery and Costa Coffee, community centre, play areas, ponds and sports courts.

To the front, a private driveway leads to the double garage with electric doors and EV charging point. A neat frontage and added porch create a welcoming entrance, opening into a well-proportioned hallway with WC and access through to a useful utility room and sun room.

At the heart of the home is a generous kitchen/diner with integrated appliances and space for both dining and a breakfast area, opening via an internal pass-through to the sun room. This versatile space enjoys garden views, underfloor heating and access to the garage, which offers further scope for conversion (STPP). The main living room is bright and spacious, featuring a fireplace, triple aspect and French doors onto the garden.

Upstairs, the principal suite spans the full width of the house with dressing area, fitted wardrobes and en-suite. There are four further bedrooms across the first and second floors, including a home office, plus two additional bathrooms and excellent built-in storage.

Outside, the rear garden is designed for both relaxation and entertaining, with low-maintenance Astro Turf lawn, extended flagstone patio and covered terrace with Wisteria. An outdoor kitchen with BBQ and warming drawers, mature planting and a charming home-bar complete this impressive and highly versatile family home.

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