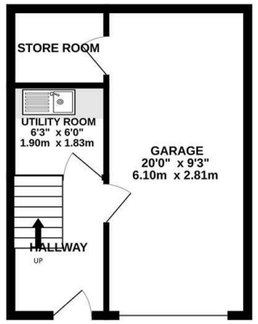
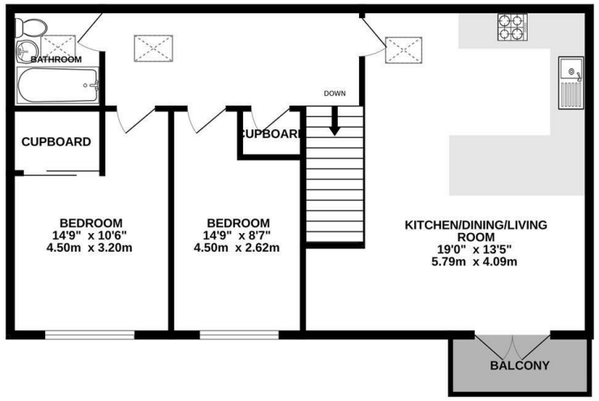
GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.

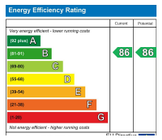


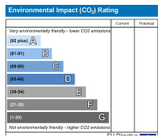
FIRST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2026





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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

9 Fishtail Road, Burgess Hill, West Sussex, RH15 0XL

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9 Fishtail Road, Burgess Hill, West Sussex, RH15 0XL

* Two bedroom coach house

* Two allocated parking spaces and EV charging point

* South-facing balcony

* Open-plan kitchen dining room

* Utility room & garage on ground floor

* Communal green with playparks and nature pond nearby

The Ground Floor
On entering the home, you are greeted by a welcoming and well-proportioned entrance hall, offering a practical yet stylish space for everyday living with dedicated areas for coats and shoes. The staircase leads naturally to the main living accommodation, while the ground floor provides convenient access to a utility room and the garage.

The utility room is ideally suited to modern living, with a worktop incorporating a sink and drainer, and space for laundry appliances, helping to keep the main living areas clutter-free. The garage can be accessed internally and offers excellent flexibility, providing generous storage space alongside a large additional store room.

The First Floor
Rising to the first floor, the sense of space and light is immediately apparent. A bright landing and hallway, enhanced by Velux skylight windows, creates an airy atmosphere and leads through to the main living accommodation.

The open-plan living room and kitchen/diner form the heart of the home, offering a superb space for both everyday living and entertaining. Attractive laminate wood flooring runs throughout, while doors open onto a south-facing balcony, allowing natural light to flood the room and providing an ideal spot to enjoy morning coffee or unwind in the sun.

The kitchen has been thoughtfully arranged with sleek white cabinetry and a breakfast bar, creating a sociable focal point for casual dining. The living and dining areas are generously proportioned, comfortably accommodating both lounge and dining furniture, making it a versatile and inviting space for relaxing or hosting guests.

Continuing along the hallway, a large airing cupboard provides discreet storage and houses the immersion heater, keeping day-to-day essentials neatly tucked away.

Both bedrooms are well proportioned and benefit from a bright, south-facing aspect, creating light and comfortable spaces ideal for rest and relaxation. The principal bedroom is enhanced by a built-in wardrobe with mirrored sliding doors, maximising both storage and natural light, while the second bedroom offers access to the loft, providing valuable additional storage and flexibility for modern living.

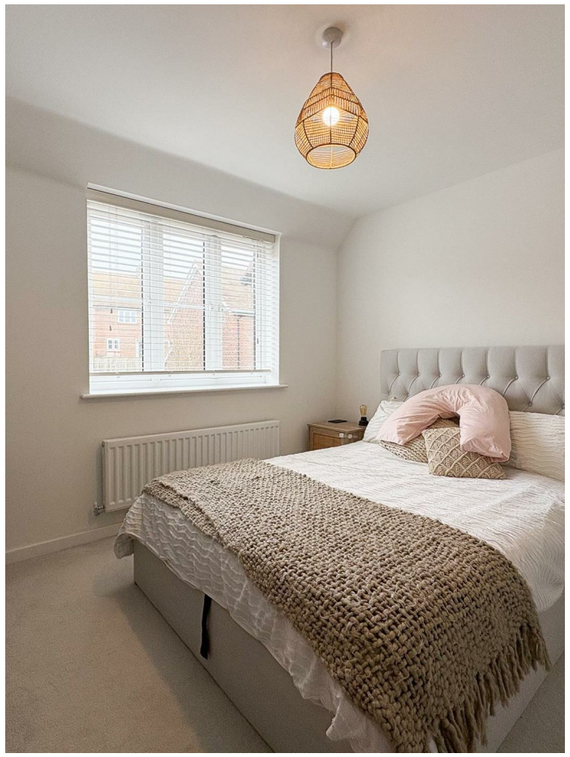
Completing the accommodation is the family bathroom, positioned at the end of the hallway. Finished with a contemporary suite, it features a bath with glass shower screen and overhead shower, along with a sleek integrated vanity unit incorporating the wash basin and concealed cistern, delivering a clean and stylish space for everyday use.

Further Attributes
The property further benefits from freehold ownership, offering peace of mind and long-term security. Additional features include the remainder of the NHBC warranty, an electric vehicle charging point and privately owned solar panels, all combining to provide a future-focused home with enhanced efficiency, convenience and sustainability.

Outside
To the front of the property is a private driveway providing off-road parking for two vehicles, leading directly to the garage. The garage is fitted with an up-and-over door and benefits from power and lighting, making it ideal not only for secure parking but also for additional storage, a home gym or workshop space. An electric vehicle charging point is also installed, further enhancing the property's practicality and future-ready appeal.

Location
Kings Weald is a highly sought-after contemporary development by Croudace Homes, designed with community living in mind, the estate benefits from a modern community centre with sports hall and flexible room hire, resident-only tennis courts and an extensive children's play area catering for all ages.

The development is further enhanced by a network of natural ponds and scenic walks woven throughout, with direct access onto the open countryside of Ote Hall Farm, making it ideal for dog walkers and those who enjoy outdoor living.

Wivelsfield railway station is within approximately a 15-minute walk and Burgess Hill mainline station around a 20-minute walk, providing regular and convenient services to Brighton, the South Coast and London. Adding to the everyday appeal is the estate's own Co-Operative Food store, complete with bakery, Costa Coffee Express and a range of daily essentials, ensuring excellent convenience right on your doorstep.

Finer Details
TThe Finer Details - Tenure: Freehold
Title Number: WSX437073
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Ultrafast up to 1000 Mbps