



Whistledown Birchwood Grove Road

Burgess Hill, RH15 0DL

Offers in excess of £1,100,000

The ground floor is arranged to create an excellent flow for both everyday family life and entertaining. A spacious entrance hall leads through to a generous living room, while the standout feature is the superb open plan kitchen dining room, measuring over 27ft in length, forming the true heart of the home. Designed with both function and finish in mind, the kitchen provides a sleek and social space with ample room for dining and gathering, complemented by a separate utility room and cloakroom.

Also on the ground floor is a highly versatile office or fourth bedroom, positioned alongside a separate shower room, making it ideal for guests, multi generational living, or those working from home. A dedicated plant room further reflects the well planned nature of the property.

On the first floor, the house continues to impress with three excellent double bedrooms, all benefitting from their own en suite facilities. The principal suite is particularly well appointed, featuring a dressing area together with a spacious en suite bath and shower room, creating a luxurious main bedroom retreat. Bedrooms two and three are both generous doubles, each with built in wardrobes and stylish en suite shower rooms.

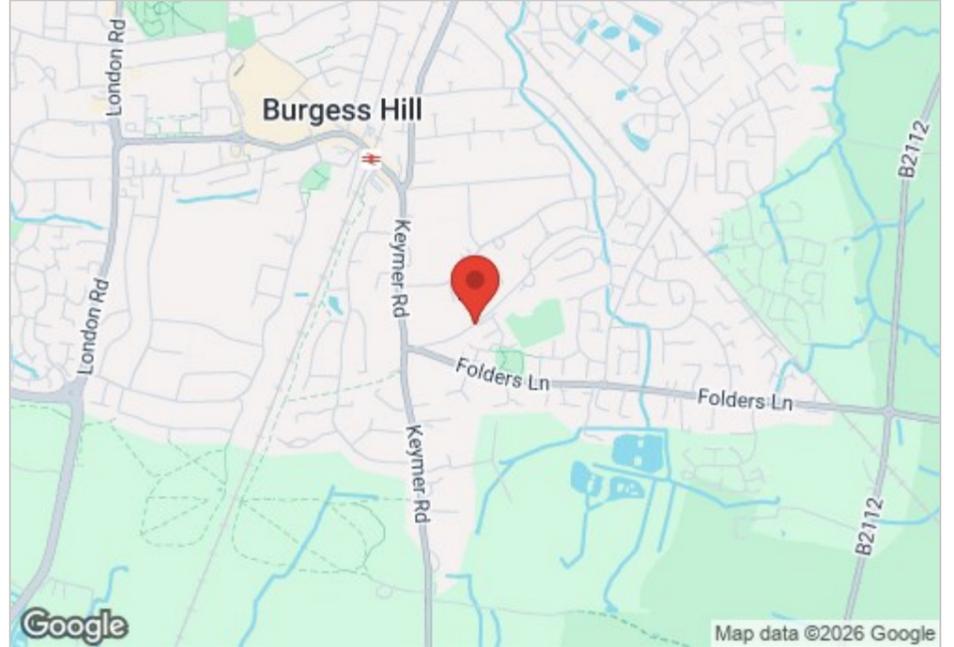
Throughout the property, the finish is clean, modern and thoughtfully specified. Slimline Cortizo aluminium windows, doors and skylights combine with solar gain glass to maximise natural light and enhance energy performance, while an air source heat pump provides efficient heating and hot water. The overall result is a home that feels bright, refined and built for modern lifestyles.

Externally, the property makes an immediate impression with its contemporary façade and wide frontage. Set behind electric entrance gates, there is ample off street parking for several vehicles, along with a smart, low maintenance approach that complements the design of the house perfectly.

Whistledown is a rare opportunity to acquire a high specification modern home in a prime residential setting, offering flexible accommodation, strong architectural appeal and an exceptional standard of finish throughout.

- New build Detached House
- Stunning Rever Kitchen
- Ample off street parking
- Solar gain Windows
- 4 bathrooms
- 3/4 Bedrooms
- Underfloor Heating
- Vaulted Ceilings
- 2025 sqft
- End of Chain

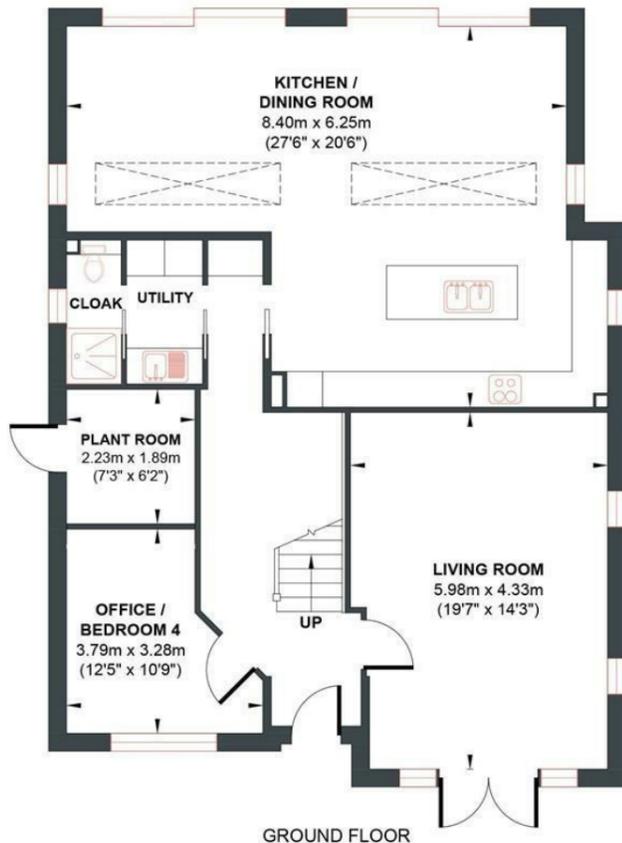
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	89
England & Wales	EU Directive 2002/91/EC	



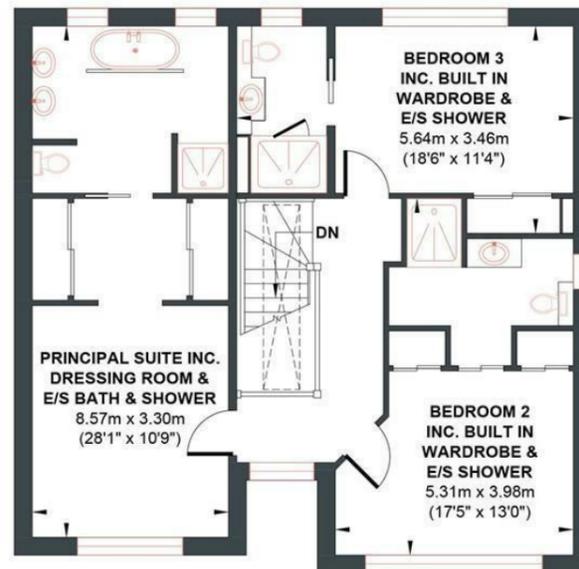
BIRCHWOOD GROVE

Approx. Gross Internal Floor Area 188.04 sq m / 2024.25 sq ft

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



Approximate Floor Area
1160.88 sq ft
(107.85 sq m)



Approximate Floor Area
863.37 sq ft
(80.19 sq m)



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All measurements are approximate

