

HAMLYN SMITH

OFFERS OVER £700,000

WYVERN WAY, BURGESS HILL

5 BEDROOMS
2 RECEPTION ROOM
3 BATHROOMS

NO ONWARD CHAIN

An impressive 5-bedroom detached family home in the sought-after Kings Weald development in Burgess Hill, offering spacious and versatile accommodation across three floors. Featuring a principal bedroom with en-suite and dressing area, two additional family bathrooms, a separate utility room and downstairs WC. Complete with a private rear garden, garage and driveway parking for two vehicles, ideally located close to local amenities, schools and transport links.

- Five-Bedroom Detached Family Home
- No Onward Chain
- Detached Double Garage and Parking for 2 Vehicles
- Large Kitchen-Diner
- Spacious Living Room
- Downstairs WC & Seperate Utility
- En-Suite to Master Bedroom
- Family Friendly Development
- 10-Minute Walk from Wivelsfield Station
- EPC Rating B | Council Tax Band F





















Gross Internal Floor Area 2199 sq.ft (204.3 sq.m)

Illustrations for identification purposes only, measurements are approximate, not to scale





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Beautifully presented throughout, this attractive detached residence has been thoughtfully designed to accommodate modern family living, offering spacious and versatile accommodation across three floors. With well-proportioned rooms, practical features and an abundance of natural light, the property provides an ideal setting for both everyday comfort and entertaining.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground-floor accommodation. The spacious living room offers an inviting setting for relaxation and family gatherings, while the kitchen and dining area provides a wonderful space for cooking, entertaining and spending time together. Designed with practicality in mind, the ground floor also benefits from a separate utility room, providing additional space for laundry and household essentials, alongside a conveniently positioned downstairs cloakroom with WC.

Arranged across the first and second floors, the property offers five well-proportioned bedrooms, providing flexible accommodation to suit a variety of needs, whether as comfortable bedrooms, guest accommodation or a dedicated home office. The principal bedroom provides a peaceful retreat, complete with its own private en-suite bathroom, while the remaining bedrooms offer excellent versatility for growing families. A family bathroom on the first floor, together with an additional bathroom on the second floor, ensures convenience and comfort throughout the home, making the layout particularly well suited to busy family life.

Outside, the property benefits from a sunny and private south-facing rear garden, offering an amazing setting for outdoor dining, summer entertaining or simply relaxing in the fresh air. Further enhancing the property's appeal is a garage, complemented by a private driveway providing off-road parking for two vehicles.

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.

Combining spacious interiors, versatile accommodation across three floors and a highly desirable residential location, this exceptional detached home presents a fantastic opportunity for families seeking modern living in a welcoming community. With excellent transport connections, local amenities and beautiful countryside all within easy reach, this property offers an enviable lifestyle within the sought-after Kings Weald development in Burgess Hill.

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