





2 Keymer Place

An exceptional 4 double bedroom and 3 bath/shower room detached executive home built in 2016 by Chapelwood Homes, being one of only 3 detached homes set behind electric gates. The rooms are bright and spacious, complemented by quality fittings throughout, enhanced by underfloor heating (ground floor), air conditioning to the first floor and American style shutters. Double garage and good size gardens. Our vendor has owned the property since new and there is no onward chain.

The property is quietly situated off the favoured Keymer Road on the sought after eastern side of town close to open fields yet within walking distance of Birchwood Grove Primary School and the highly regarded Burgess Hill Girls school. The town centre and mainline station are 0.6 mile away. Independent schools within driving distance include Hurstpierpoint College (2 miles), Ardingly College and Brighton College.







2 Keymer Place Keymer Road

The accommodation includes an entrance hall with stairs to the first floor and a cloakroom/wc leading off it. A study faces the side and the generous dual aspect living room includes an impressive stone fireplace with inset wood burner.

A particular feature is the partly vaulted kitchen/dining/family room with double doors allowing the living space to flow onto the gardens. The kitchen is comprehensively fitted to include an island with quartz stone surfaces, cupboards and seating for 3 people. Integrated appliances include an electric hob, double oven, dishwasher, and full height fridge and freezer as well as a separate fridge/freezer. The utility room has a door to the garden, sink unit and plumbing.

On the part galleried landing there is a linen cupboard and a hatch to the loft with ladder. The master bedroom features a dressing room with built-in furniture and an ensuite shower room with double size cubicle and twin hand basins. The guest bedroom has built in wardrobes and an ensuite shower room. There are 2 further double bedrooms with built in wardrobes and a family bathroom.

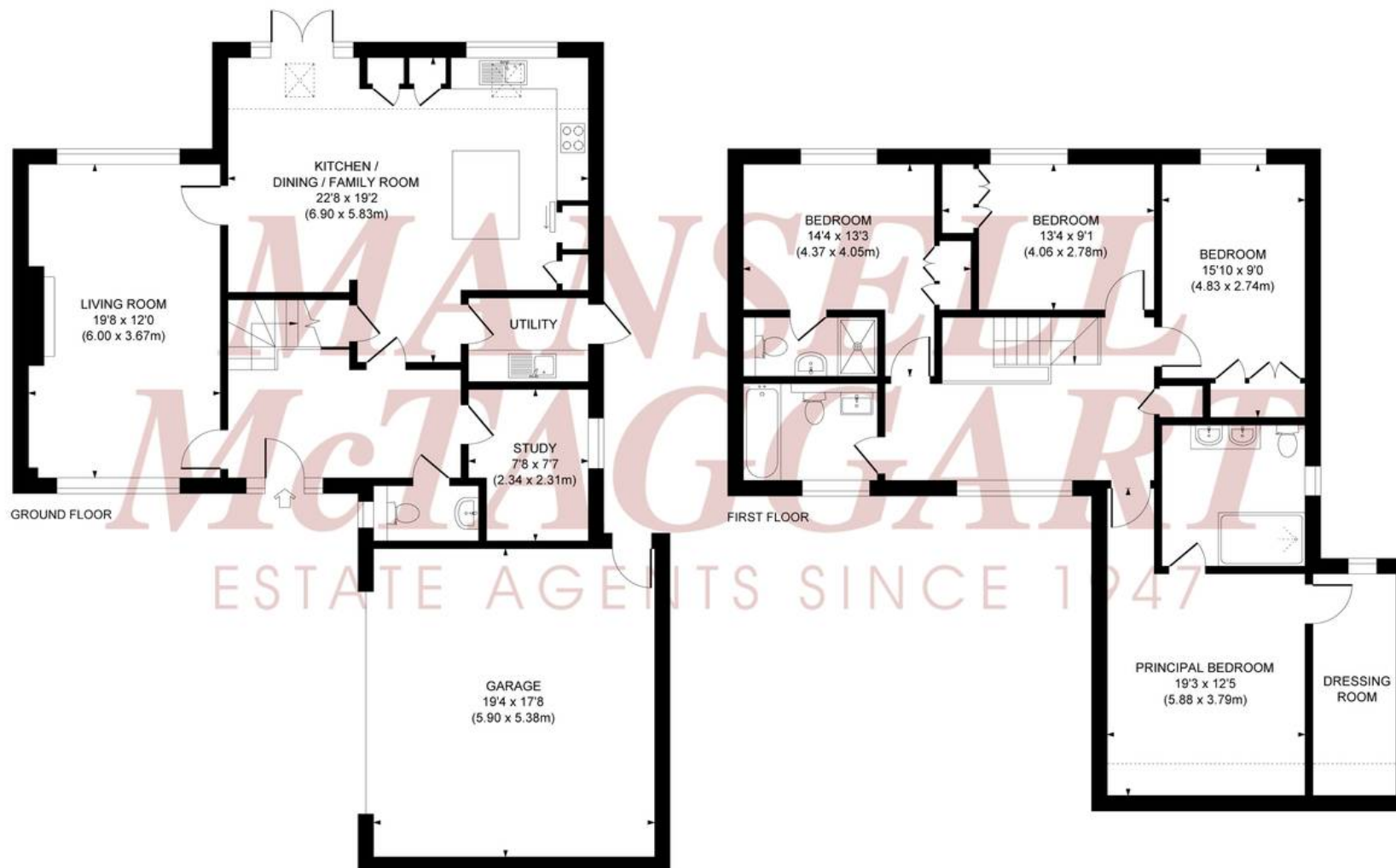
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Approximate Gross Internal Area

Main House 1,924 sq. ft / 178.76 sq. m

Garage 342 sq. ft / 31.74 sq. m

Total 2,266 sq. ft / 210.50 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.





Outside the property is approached via electric wrought iron gates that serves the 3 houses. Private block paved driveway to the double garage with electric door, power, light and pedestrian door. Side gate to the north and east facing L-shaped 81' narrowing to 31' x 69' wide rear garden. A composite deck with raised plant beds abuts the house leading to a paved terrace covered by an anthracite grey square pergola with louvre roof, side panels and an electric heater enabling year round use. Further areas of patio with the remainder laid to lawn flanked by fern beds, raised beds, trees and beech hedging. Outside tap and power.

Benefits include gas fired central heating (the Worcester boiler is located in the garage), air conditioning and uPVC framed double glazed windows.

Service charge: approximately £450 per annum to include upkeep of electric gates.

- Entrance Hall, Cloakroom & Study
- Dual- Aspect Living Room
- Kitchen/ Dining/ Family Room & Utility Room
- Principal Bedroom, Dressing Room & Ensuite
- Guest Bedroom & Ensuite
- 2 Further Double Bedrooms & Family Bathroom
- Private Gated Development of Just 3 Homes
- Private Drive & Double Garage
- Generous Landscaped Rear Garden
- No Onward Chain



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