HAMLYN SMITH

£500,000

THE SAFFRONS, BURGESS HILL

3-4 BEDROOMS
3 RECEPTION ROOMS
2 BATHROOMS

GUIDE PRICE £500,000 - £525,000
Self-Contained Annexe with Living Room, Bedroom and En-Suite

Beautifully presented four-bedroom detached home in a quiet cul-de-sac in The Saffrons. Offering a lounge, open-plan kitchen/dining room with conservatory, and three well-proportioned bedrooms in the main house. Detached annexe with living space, bedroom, and shower room ideal for guests or multi-generational living. Driveway, garage with conversion potential, and excellent access to schools, amenities, and commuter links to London, Brighton, and Gatwick.

- 4-Bedroom Home (including Annexe)
- Self-Contained Annexe with Living Room, En-Suite & Bedroom
- Integral Garage with Lighting, Power & New Door
- Downstairs WC
- Separate Kitchen-Diner with Integrated Appliances
- Conservatory / Additional Reception Room
- Driveway Parking and On-Street Parking Nearby
- Easy Access to Burgess Hill Town Centre, Haywards Heath, Pubs & Schools
- Council Tax Band E

Total area: approx. 142.8 sq. metres (1537.0 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 PlanUp.

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The Saffrons, Burgess Hill

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A beautifully presented and deceptively spacious four-bedroom detached family home, tucked away in a quiet cul-de-sac within the ever-popular west-side of Burgess Hill — perfectly positioned for easy access to local amenities, commuter links, and surrounding countryside. From the moment you arrive, the property sets the tone with a generous driveway, upgraded garage doors, and a smart, well-kept frontage.

Inside, the home has been thoughtfully styled throughout, offering a warm and inviting feel that's ready to move straight into. The ground floor flows effortlessly, with a bright and elegant bay-fronted living room providing a cosy yet spacious setting to unwind. To the rear, the heart of the home is the kitchen/dining room, well-equipped with integrated appliances and ample workspace, seamlessly opening into a sun-filled conservatory overlooking the garden — perfect for entertaining, family life, or simply enjoying the space year-round. A downstairs WC and integral garage (with clear potential for conversion, subject to the usual consents) add further practicality.

Upstairs, you'll find three well-proportioned bedrooms, all presented in excellent order, alongside a modern and stylish family bathroom. The principal bedroom benefits from freestanding mirrored wardrobes, enhancing both space and functionality, and Bedroom 2 also comes with a built-in cupboard for storage.

What truly sets this home apart is the detached garden annexe, offering outstanding flexibility for multi-use. With its own living area, double bedroom, and shower room, it's ideal for multi-generational living, working from home, or welcoming guests — effectively creating a fourth bedroom with its own private space.

The location is a real highlight. Positioned on the western side of Burgess Hill, The Saffrons is known for its peaceful setting while still being incredibly well-connected. The nearby Triangle Leisure Centre, local shops, and well-regarded schools are all within easy reach, while the A23 provides swift access to Brighton, Gatwick, and London for commuters. Both Burgess Hill and Wivelsfield mainline stations are also close by, offering direct services into London in under an hour. Surrounded by open countryside and just a short drive from picturesque villages such as Cuckfield and Hurstpierpoint, this is a location that perfectly balances convenience with a more relaxed, semi-rural lifestyle, with playparks just on your doorstep for the younger generations.

Combining stylish presentation, versatile living space, and a highly convenient yet peaceful setting, this is a home that truly stands out.

MID SUSSEX
9 Keymer Road | Hassocks | BN6 8AD
+44 (0) 1273 762211 | midsussex@hamlynsmith.co.uk

HOVE
50 Goldstone Villas | Hove | BN3 3RS
+44 (0) 1273 762222 | hello@hamlynsmith.co.uk