



HAMLYN SMITH

GUIDE PRICE £575,000

HAWTHORN CLOSE, BURGESS

4 BEDROOMS
2 RECEPTION ROOMS
2 BATH/SHOWEROOMS

A spacious four-bedroom family home in a small close of just 12 houses, with open fields nearby, a south-west facing garden and double garage. Featuring a 19ft living room, kitchen-diner, main bedroom with en-suite and excellent access to Wivelsfield station, local schools and countryside walks.

- Spacious 4-Bedroom Detached Home with Double Garage
- South-West Facing Garden with Decking
- Modern Kitchen-Diner with Integrated Appliances
- Large Living Room with understairs storage
- Generous Parking for several cars
- En-Suite Shower Room to Master Bedroom
- Beautifully appointed Family Bathroom
- Close proximity to Worlds End, Wivelsfield Green & Burgess Hill Town Centre
- Council Tax Band E & EPC Rating C





Hawthorn Close

Approximate Gross Internal Area = 105.6 sq m / 1137 sq ft
Garage = 24.2 sq m / 260 sq ft
Total = 129.8 sq m / 1397 sq ft



HAMLYN SMITH

A spacious four-bedroom family home tucked away in a small close of just 12 houses on the northern edge of Burgess Hill, with open fields nearby, a south-west facing garden and the added bonus of a double garage.

Inside, the house has a really practical layout. The entrance hall is a lovely size, while the 19ft living room feels bright and welcoming, with a bay window to the front and patio doors opening straight onto the garden.

The kitchen is well set up for everyday life, with plenty of cupboard and worktop space, a four-ring gas hob, sink and drainer, dishwasher and washing machine, plus room for an American-style fridge freezer. There's also a designated dining area from the kitchen, giving you a proper space for family meals or entertaining, and side door to the driveway and double garage.

Upstairs are four bedrooms, including a generous main bedroom with its own en-suite shower room, along with three further bedrooms and a family bathroom, which is beautifully presented.

Outside, the south-west facing garden has a decked area directly off the living room and a lawn beyond, making it a lovely space for summer evenings, barbecues or children to play. The double garage, gives you plenty of extra space for parking, storage, bikes or hobbies.

Hawthorn Close is a particularly nice spot, sitting alongside open fields with easy pedestrian access out towards the countryside. There are some great walking routes around Theobalds Farm and the Ote Hall Estate, making it ideal for dog walks or just getting outside.

For day-to-day convenience, Wivelsfield station, the shops at Worlds End and Oak Tree Primary School are all within easy reach. The property also falls within the East Sussex catchment for Wivelsfield Primary School, where a school bus is provided, and there are good links through towards Wivelsfield Green.

Burgess Hill town centre is around 1.4 miles away, so you get a nice balance here — shops, schools and transport links close by, with open countryside almost on the doorstep.

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

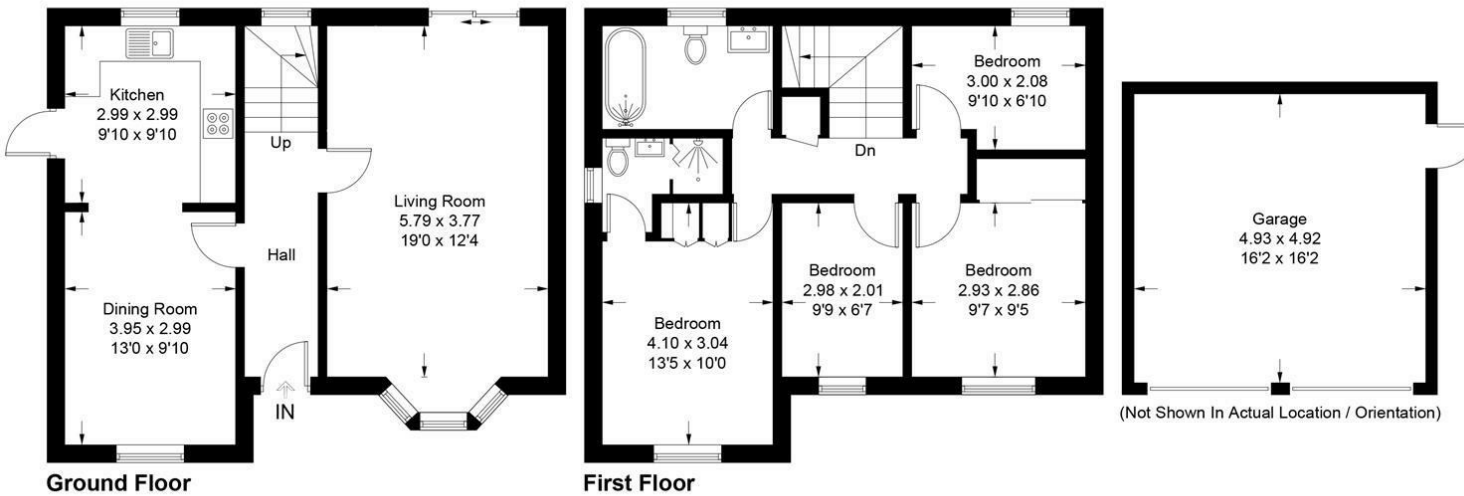


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1336565)

