HAMLYN SMITH

GUIDE £800,000 - £835,000

KEYMER ROAD, BURGESS HILL

4 BEDROOMS
3 RECEPTION ROOMS
2 BATHROOMS

GUIDE PRICE £800,000 - £835,000

A standout four-bedroom family home with four genuine double bedrooms, impressive living space and wrap-around south and west-facing gardens. With a generous driveway, detached double garage and countryside walks almost on the doorstep, Wayside offers a rare mix of space, privacy and convenience — all within a short walk of Burgess Hill town centre and mainline station.

- Deceptively Spacious 4-Bedroom Detached Home
- Detached Double Garage with Driveway
- Secluded South-West Facing Rear Gardens
- En-Suite to Master Bedroom
- 2-3 Reception Rooms
- Utility Room & Separate WC
- Remodelled Modern Kitchen with Appliances
- No Onward Chain
- Council Tax Band G & EPC Rating D

HAMLYN SMITH

Wayside has a wonderfully balanced layout, with the accommodation arranged around a genuinely impressive central entrance hall that gives the house a real sense of space from the moment you walk in.

The property is approached via Keymer Gardens, where a spacious driveway provides parking for several cars. Mature hedging gives the front a good degree of privacy, while pillars frame the front entrance and create a particularly attractive first impression. From the hall, the main living room sits to the left and is an excellent size, with a feature gas fireplace, French doors to the rear garden, triple aspect views to the gardens at the front, side and rear, and plenty of room for larger furniture. Off the entrance hall and straight ahead is a separate reception room, which opens into the half-moon shaped conservatory beyond, creating a lovely additional space overlooking the garden, or having as an office or play room.

To the other side of the house is the kitchen/breakfast room, fitted with a breakfast bar and a good range of integrated appliances including two ovens, a five-ring induction hob, microwave, dishwasher, fridge, freezer and wine cooler. There is a separate utility area off of the hallway, with plumbing for a washing machine and tumble dryer, together with a downstairs WC. The ground floor works particularly well as it is, with three separate living spaces, but there is also obvious potential to open the second reception room into the kitchen in the future to create a larger kitchen/dining/family room, subject to the necessary permissions.

Upstairs, the central landing leads to four genuine double bedrooms. The principal bedroom measures approximately and has its own en-suite shower room and built-in storage, while the remaining three bedrooms are all well proportioned, with the largest measuring approximately 14'9 x 8'5. There is also a separate family bathroom which is beautifully appointed, with some of the first-floor rooms enjoying views towards the South Downs.

In total, the house offers approximately 1,700sqft of internal accommodation, with a further 279sqft provided by the detached double garage.

Outside, the wrap-around garden is a real feature of the house, extending around the front, side and rear rather than simply sitting behind it. Mature hedging to the front provides privacy, while the south and west-facing sections of garden include established planting, decking, a pergola and several different areas for sitting and entertaining throughout the day.

The detached double garage measures approximately 17'5 x 16'1 and sits alongside the generous driveway. Its size and position also offer useful flexibility for anyone wanting additional storage, a home office, gym or studio, subject to the relevant permissions.

Since 2021, the owners have carried out a substantial programme of improvements, including a complete electrical rewire, extensive replastering and redecoration, a replacement kitchen, utility room works, new flooring through much of the ground floor, new carpets and improvements to the garden.

The location is another real strength. Wayside is within a short walk of Burgess Hill town centre, where there is a Waitrose supermarket and coffee shop, alongside a good mix of shops, bars and restaurants. Burgess Hill mainline station is also close by, with services into London in under an hour and Brighton in around 15 minutes. For anyone who enjoys being outdoors, the house also borders Nightingale Meadows and Bachelors Farm Nature Reserve, giving you plenty of open space and walking routes close to home. Ridgeview Wine Estate is just down the road, while Hassocks and Ditchling are also within easy reach.

All in all, Wayside combines a particularly generous footprint, attractive wrap-around gardens and a flexible layout with a very convenient setting — close to the town centre and station, yet with countryside walks 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

Keymer Road

Approximate Gross Internal Area = 156.8 sq m / 1688 sq ft
Double Garage= 25.9 sq m / 279 sq ft
Total = 182.7 sq m / 1967 sq ft

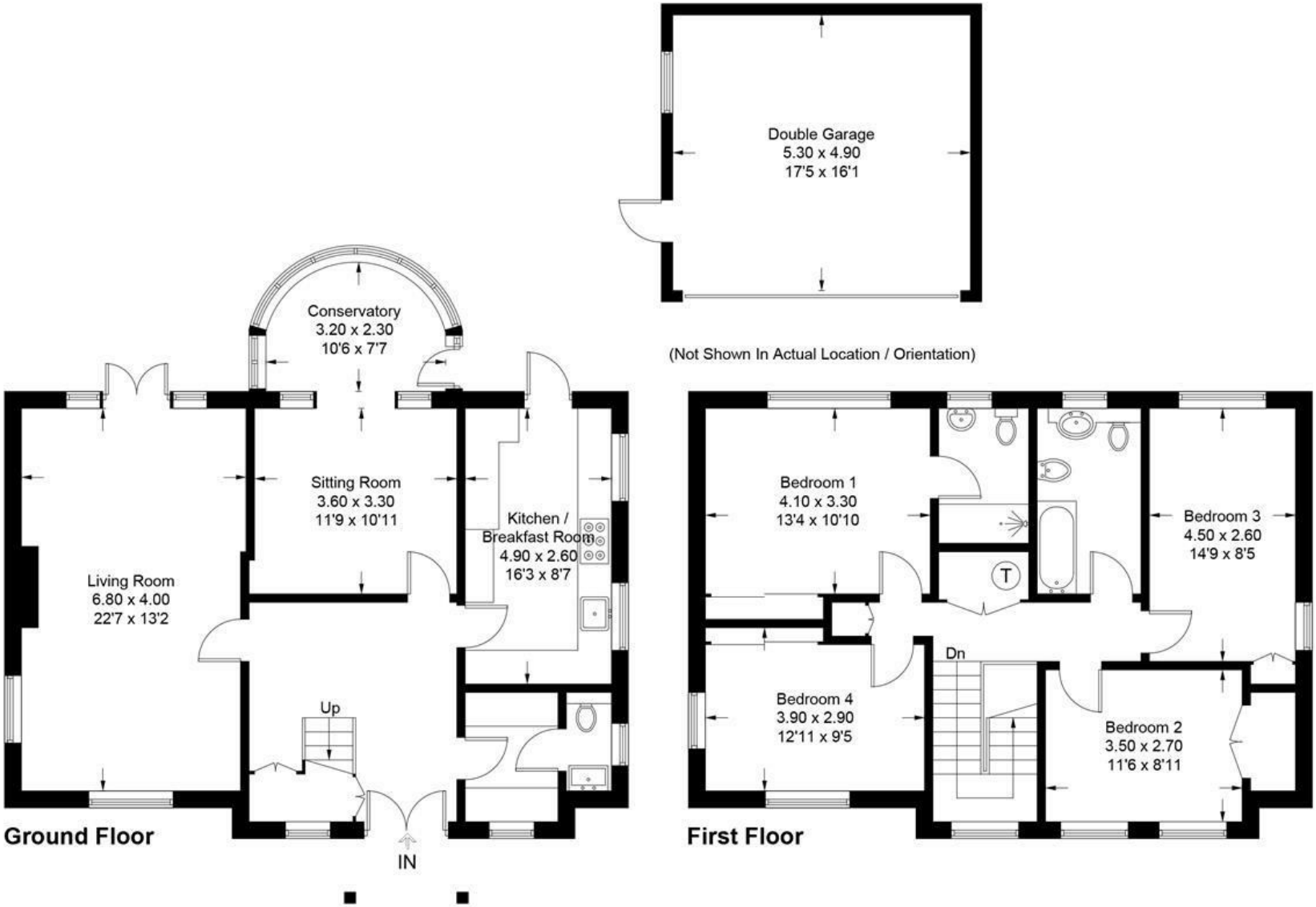

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1336458)