



**HAMLIN SMITH**

GUIDE PRICE £425,000 - £450,000

# CHANCTONBURY ROAD, BURGESS HILL

3 BEDROOMS

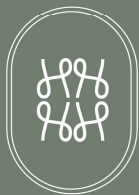
2 RECEPTIONS

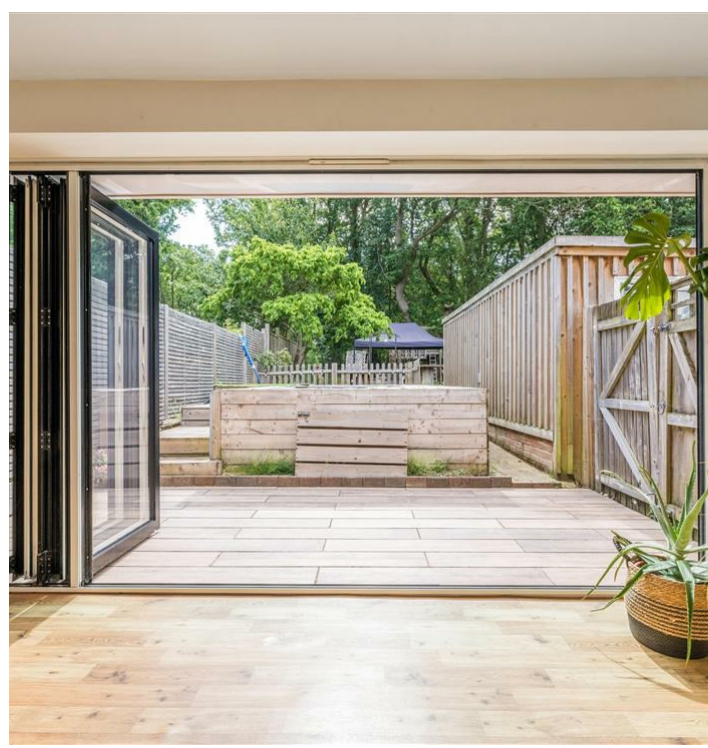
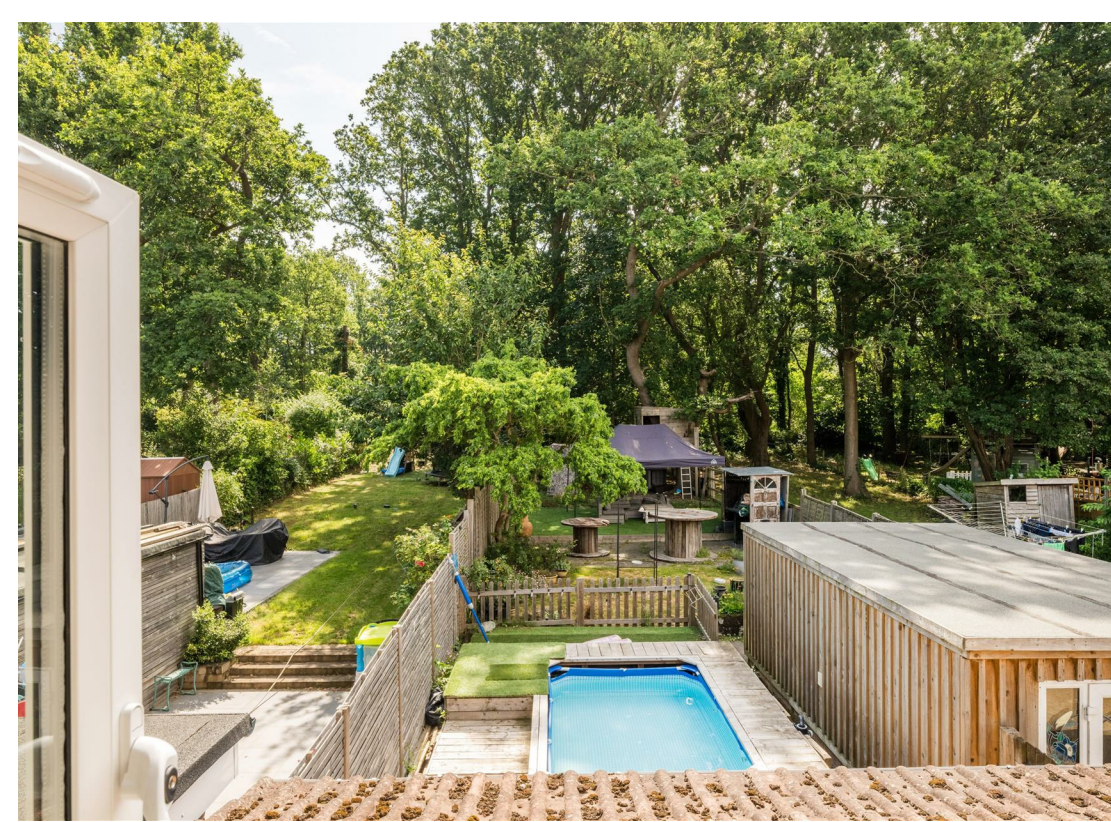
2 BATH/SHOWER ROOMS

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An extended three-bedroom semi-detached home on the ever-popular Chanctonbury Road, offering an exceptional blend of space, versatility and future potential. Featuring off-road parking to the front, the property boasts a stunning 135ft rear garden complete with a woodland area and pool, a detached home office, two generous reception rooms, and exciting scope for further extension, subject to the necessary planning permissions (STPP).

- Extended 3-Bedroom Semi-Detached Home
- Outbuilding & 135ft Garden + Woodland
- Downstairs WC with Shower
- Separate Living Room
- Open-Plan Kitchen / Diner + Garden Room with Bi-Folds
- Front Garden with Driveway & Shared Driveway to the side
- Outbuilding/Office with Power & Lighting
- Council Tax Band D & EPC Rating C





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## Chanctonbury Road

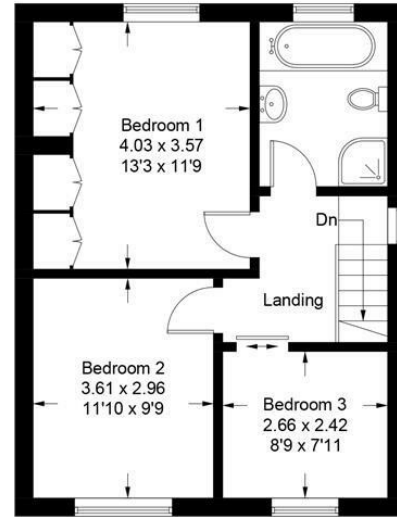
Approximate Gross Internal Area = 112.6 sq m / 1212 sq ft

Outbuilding = 16.7 sq m / 180 sq ft

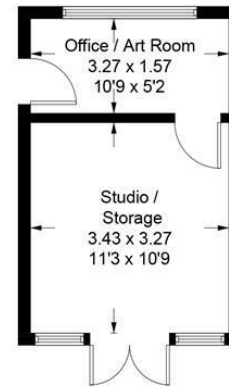
Total = 129.3 sq m / 1392 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Outbuilding

Occupying a generous plot along the highly regarded Chanctonbury Road, this beautifully extended three-bedroom semi-detached home offers far more than first meets the eye. Combining flexible family living with an outstanding rear garden, a detached home office and exciting potential to extend further (STPP), the property is perfectly suited to growing families and those looking for a home that can evolve with their needs.

Burgess Hill's mainline railway station is around a 10-minute walk away, providing excellent commuter links to London, Brighton and Gatwick Airport. The town centre is also within comfortable walking distance, offering Waitrose, cafés, restaurants, independent retailers, a cinema and several green open spaces to enjoy year-round. The Triangle Leisure Centre is just a short drive away, while Tesco Superstore, Hassocks and the charming village of Hurstpierpoint are all easily reached by car. Due to its central position, there are numerous schools on your doorstep to choose from, such as London Meed, Burgess Hill Academy, Burgess Hill School for Girls, St Wilfrid's Primary and several highly regarded nurseries nearby.

Approached via a dropped kerb, the property enjoys a private driveway providing off-road parking, while the generous front garden offers the opportunity to create additional parking if desired. A useful bike store runs alongside the entrance porch, with a shared driveway providing easy access to the rear garden and detached outbuilding. Stepping inside, the welcoming entrance porch incorporates a contemporary shower room, making it ideal for busy family life, before opening into a spacious central hallway that immediately gives a sense of the property's generous proportions.

To the front of the house, the living room provides a cosy retreat, complete with bespoke fitted storage. The room has previously formed part of a larger open-plan arrangement with the kitchen and could easily be returned to this layout should a purchaser favour a more open-plan style of living. The true focal point of the home lies to the rear, where an impressive open-plan kitchen, dining and family room has been designed with entertaining and everyday life in mind. Finished with sleek cream high-gloss cabinetry, integrated appliances and a substantial central island with breakfast seating, this superb space naturally becomes the hub of the home. The family area extends into a striking rear extension, where bi-fold doors frame views across the garden and effortlessly blur the lines between inside and out.

Upstairs are three generously sized bedrooms, all offering excellent versatility for families, guests or those working from home. The principal bedroom enjoys attractive views across the rear garden and benefits from an entire wall of fitted wardrobes, while the remaining bedrooms are served by a spacious family bathroom featuring both a bath and separate shower. A fully boarded loft, accessed via a pull-down ladder, provides extensive storage and presents an exciting opportunity for conversion. With neighbouring properties already having successfully completed loft extensions making an additional one or two bedrooms, the potential to create additional accommodation is clear, subject to the necessary permissions.

Without doubt, the rear garden is the property's defining feature. Measuring approximately 135ft in length, it has been cleverly designed to provide a variety of spaces for every stage of family life. A large entertaining patio sits immediately outside the house, leading to an elevated deck with paddling pool, enclosed by removable picket fencing for added flexibility. Beyond, a generous lawn creates the perfect space for children to play before the garden unfolds into further seating areas, ideal for outdoor dining and summer gatherings. The final section of the garden is something rarely found within the town. A beautiful area of mature woodland provides an idyllic natural backdrop, complete with a professionally constructed treehouse, climbing equipment and a secluded fire pit where evenings can be enjoyed beneath the trees. The woodland is alive with wildlife throughout the year, creating a truly peaceful setting that feels a world away from everyday life.

Beyond the woodland, at a significantly lower level, the London to Brighton railway line passes through. Whilst trains can occasionally be heard, they remain hidden from view, preserving the wonderful outlook and privacy the garden enjoys.

Adding further versatility is a substantial detached brick and timber outbuilding, complete with power, lighting and double glazing. Whether used as a home office, gym, studio, workshop or hobby room, it provides valuable additional space away from the main house. Offering exceptional flexibility, outstanding outside space and scope to grow alongside its next owners, this is a home that perfectly balances practical family living with a unique lifestyle opportunity.

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

