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smith.**

Firtoft Close, Burgess Hill, RH15 8EE

£800,000

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 4 Bedrooms

 3 Reception Rooms

 2 Bathrooms

GUIDE PRICE £800,000 - £820,000

Hamlyn Smith are delighted to present this exceptional four-bedroom detached home, tucked away in a highly sought-after close just moments from Burgess Hill town centre. Offering three generous reception rooms, off-road parking, EV charging and a beautifully landscaped south-facing garden, this is a rare opportunity in an outstanding location. With excellent schools, mainline station and amenities all within walking distance, this superb family home truly has it all.



- 4-Bedroom, 3 Reception Room Detached House
- Principle Bedroom with En-Suite Bathroom
- Kitchen-Diner with Doors to Raised Decking Area & Garden
- Separate Utility Room
- Approx. 2,000 sqft. of Accommodation
- Substantial South-Facing Rear Garden
- Integral Garage with EV Charging Point
- Family Shower Room & Downstairs Cloakroom
- Complete Onward Chain
- Scope to further extend into Loft & Rear (STPP)





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GUIDE PRICE £800,000 - £820,000

Set just off the popular Mill Road, the property is perfectly positioned for convenience. Enjoy the shops, restaurants, bars, and a Waitrose supermarket just a short stroll away, while the mainline train station provides direct London links in under an hour and Brighton and the South Coast in around 15 minutes. With excellent schools nearby, including Burgess Hill School for Girls and Birchwood Grove School, this is a location that truly delivers for family life.

The front of the property offers off-road parking for two to three vehicles, an integral garage, an EV charging point, and access to the rear garden. Step inside via the spacious porch, ideal for coats and shoes, into a welcoming entrance hall with under-stairs storage. There's a modern cloakroom to the left, with doors leading to the kitchen-diner and the separate living room which spans the length of the house, front to back. The kitchen-diner is the real heart-of-the-home space — and comes fully equipped with integrated appliances including a fridge, freezer, dishwasher, ample storage, and a freestanding Rangemaster cooker. A handy utility room sits just off the kitchen, perfect for extra white goods and a sink. The living room is generous, with a cozy gas fireplace and plenty of space for entertaining, while the separate dining room can double as a playroom, home office, or even a ground-floor bedroom if needed.

Upstairs, the landing is bright and spacious, with storage and access to the loft, which is mostly boarded, lit, and has its own storage room. The fourth bedroom at the front works perfectly as a nursery or home office. Bedrooms two and three are generous doubles, while the master suite spans the majority of the rear of the house, offering double-aspect garden views, a dedicated wardrobe area, and a luxurious en-suite with a corner bathtub, separate shower cubicle, sink, and WC — the ultimate retreat. The family shower room is located off of the landing and comes fitted with a sink vanity, toilet and thermostatic shower system with body jets.

Outside, the property continues to impress. The south-facing rear garden is beautifully landscaped and private, bordered by mature trees and shrubs. Entertaining is a dream here, with composite decking abutting the house and glass balustrade, wrap-around patio area with high-quality patio tiles, additional seating areas (one with a stylish steel-frame gazebo and shingled area), and plenty of sheds for storage. Whether it's BBQs in the summer or cozy evenings in the garden, this space has it all.

Versatile, spacious, and with potential to extend into the loft or rear, this is a rare family home that ticks every box. Early viewings are highly recommended to avoid missing out.

Firtoft Close

Approximate Gross Internal Area = 1926 sq. ft / 179.0 sq. m

