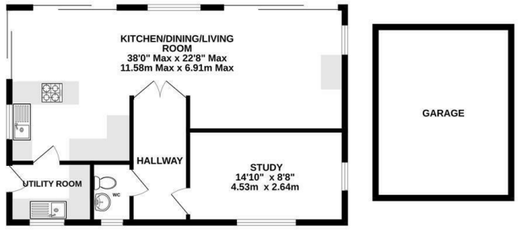
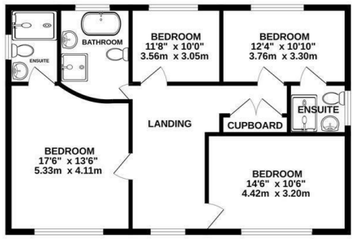
GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA 1991 sq.ft (185.0 sq.m) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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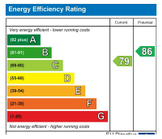

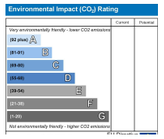

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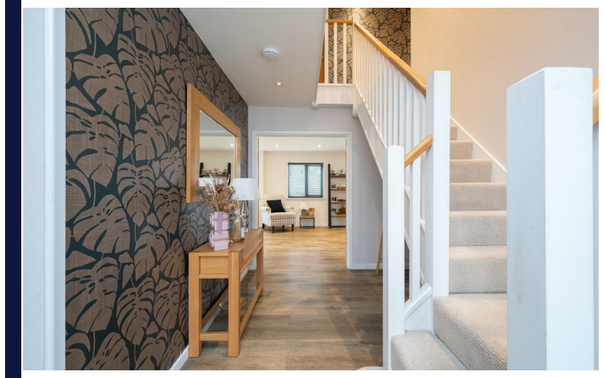
Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



100 Mill Road, Burgess Hill, West Sussex, RH15 8BZ

Price £825,000 Freehold

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100 Mill Road, Burgess Hill, West Sussex, RH15 8BZ

A most impressive four-bedroom detached house occupying a central and highly accessible position within Burgess Hill. This property features a distinct contemporary design, offering a versatile layout well-suited for modern family life.

A highlight of the ground floor is the expansive open-plan living area, which serves as the heart of the home. This space incorporates a sleek refitted kitchen with quality integrated appliances, while bi-fold doors connect the interior to the garden, creating a seamless transition for indoor-outdoor entertaining.

The first floor offers four double bedrooms. The main suite is particularly well-proportioned and enjoys a modern en-suite shower room.

Outside, the front features a sizeable driveway providing off-road parking for several vehicles, leading to a detached double garage. To the rear, the west facing garden has been thoughtfully landscaped to provide a private, low-maintenance outdoor space with a paved terrace and lawn.

The property is ideally placed for commuters, located within easy reach of Burgess Hill mainline station, the town's shopping amenities, and highly-regarded local schools.

Accommodation.
The accommodation is light, spacious and enhanced by the high level of presentation throughout to provide a stylish, comfortable home.

On the ground floor the reception hall has a bespoke turned staircase as its focal point whilst oak double doors open onto the stunning open plan living area. There are numerous features including the sleek refitted kitchen that has a wide selection of fitted units complemented with ample worksurfaces and quality integrated appliances. An attractive fireplace is the centerpiece for the sitting area and there is ample space for a large dining table and chairs. Sets of folding doors provide plenty of natural light and open onto the private west facing rear garden. Off the kitchen area is a, fully fitted utility room whilst a separate reception room to the front is presently arranged as an office, A fitted cloakroom with modern suite completes the ground floor.

The part-galleried landing provides access to all rooms on the first floor. The principal bedroom is particularly spacious and features a curved wall along with a contemporary en-suite wet room. The second bedroom also benefits from and en-suite shower room. There are two further double bedrooms served by a luxurious family bathroom.

Gardens and Parking.
The property is approached via a wide paved driveway providing ample off-road parking and access to the detached double garage. A gated, covered walkway links the house to the garage, offering sheltered access to the west-facing rear garden and including a door into the garage. At the front, a level lawn sits behind a gated picket fence.

To the rear, a secluded west-facing landscaped garden features lawned areas and a paved patio with established beds and borders. It's an ideal space for entertaining and dining outdoors.

Location.
Situated on Mill Road, the property is a short walk from Burgess Hill's mainline station, the town centre, a Waitrose supermarket and well-regarded private and state schools. Wivelsfield station is also easily accessible, as are the Triangle Leisure Centre and the A23 link road. Burgess Hill is surrounded by attractive countryside and picturesque villages, with excellent road and rail connections to London, Brighton, Gatwick Airport, and the nearby towns of Lewes and Haywards Heath.

Further Attributes.
Further attributes include underfloor heating on the ground floor, radiator central heating and air conditioning on the first floor, underfloor heating in the main bathrooms and double glazing throughout.

Finer Details.
Tenure: Freehold
Title Number: WSX8103
Local Authority: Mid Sussex District Council
Council Tax Band: G
Available Broadband Speed: Ultrafast (up to 1800 mbps)