



SPINNINGDALE

*KEYMER ROAD, BURGESS HILL,
RH15 0AH*

Hamptons

THE HOME EXPERTS



THE PARTICULARS

Substantial detached family home with wonderfully contemporary interior and beautifully landscaped south west facing rear garden.

- **Five Bedrooms**
- **Three Bath/Shower Rooms (two en suite)**
- **Sitting Room**
- **Open Plan Kitchen/Breakfast/Dining Room**
- **Reception Room**
- **Utility**
- **Entrance Hall with Cloakroom**
- **Gated Driveway**
- **Double Garage**
- **Summer House**
- **South West Rear Gardens**
- **In All Approx. 3327sqft / 309.1sqm**

Description

Set on a desirable residential road within easy reach of a host of amenities, the versatile layout of this bright and spacious detached property offers flexible and comfortable family living.

A porch lit by a skylight and a wide, welcoming entrance hall with handy cloakroom create an excellent first

impression, which continues throughout the rest of the tastefully decorated and well-presented property. The ground floor is largely open plan with the kitchen and sitting room flowing naturally through to the sociable dining room, which extends to more than 33ft and enjoys exceptional natural light thanks to two roof lanterns. There is a recess with feature lighting and electric fireplace under in the larger sitting room, while a second dual aspect reception is a cosy option for relaxing as a family. The kitchen boasts a wealth of integrated appliances including a double oven, microwave, dishwasher, larder fridge and larder freezer as well as space for an American fridge/freezer. There is an additional separate utility room with convenient external access. A double bedroom with en suite bathroom completes the ground floor accommodation.

The sense of light and space continues upstairs, where four further double bedrooms and a family bathroom open from a central hallway. The main bedroom benefits from extensive built-in storage and a contemporary en suite bathroom complete with overhead waterfall shower and twin basins.

[SET BEHIND GATES A SUBSTANTIAL IMPROVED AND EXTENDED DETACHED HOUSE]

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Outside

To the front of the property a gated driveway offers private parking for several cars, in addition to a double garage with electric doors and adjoining workshop. A side gate leads to the charming rear garden where a manicured lawn leads down to a versatile summer house with power and heating. Hedges to one side and panel fencing to the other provide some degree of privacy, while a paved terrace stretches the width of the property; ample

space for seating and direct access to the dining room make this an ideal spot for entertaining in the summer months.





Situation

The property is within easy access of Burgess Hill which offers amenities including a Waitrose supermarket, while Haywards Heath town centre offers a wider range of facilities. There are a number of good primary and secondary state schools nearby, along with private schools such as Burgess Hill School for Girls(0.2 miles). Brighton, Gatwick, Heathrow and London are accessible via A23/M23 and M25. Burgess Hill mainline station(0.3miles) offers

regular services to Brighton(11min), Gatwick (17 mins), London Victoria (55 mins) and London Bridge (55mins).



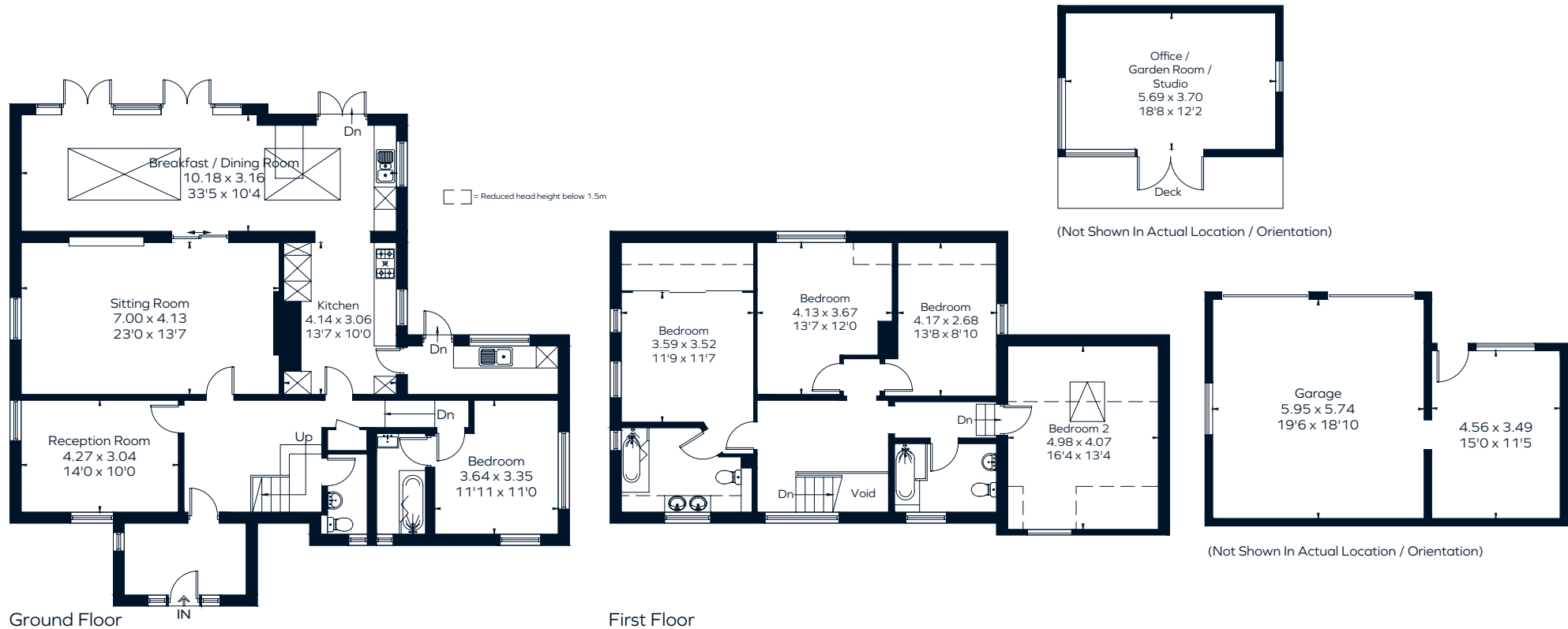
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THE HOME EXPERTS

Approximate Area = 236.2 sq m / 2542 sq ft (Excluding Void)

Outbuildings = 72.9 sq m / 785 sq ft (Including Garage)

Total = 309.1 sq m / 3327 sq ft

Including Limited Use Area (16.2 sq m / 174 sq ft)



For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

