



Approximate Gross Internal Area 2357 sq ft - 219 sq m (Including Garage & Excluding Outbuilding)
 Ground Floor Area 1242 sq ft - 115 sq m
 First Floor Area 668 sq ft - 62 sq m
 Second Floor Area 447 sq ft - 42 sq m
 Outbuilding Area 109 sq ft - 10 sq m



DESCRIPTION

Hunters are pleased to bring to the market this 5-bedroom detached house, crafted from distinctive flint stone, is nestled in a secluded spot within the sought-after Kings Weald development. Spanning three floors, this contemporary residence offers elegant, modern living and features one of the most enviable gardens in the estate. Ideally situated, it's just a short walk from Wivelsfield & Burgess Hill main line stations (via Nye Road or Cants Lane) and near Bedelands Nature Reserve at the end of Junction Road. The Kings Weald development is renowned for its community amenities, including a lively community centre with a café, a Co-Op convenience store, children's playgrounds, natural ponds, and various sports courts.

To the front of the property there is a driveway providing parking for up to two vehicles, along with access to the double garage via two single doors. The front of the property features an eye-catching garden with a pathway leading to the front door.

Upon entering, there is a porch area which is ideal for storing coats and shoes. This leads into a welcoming hallway providing access to the first floor and a convenient downstairs WC. To the rear of the property is a utility room with plumbing for a washing machine and dryer, along with a sink and access into the sun room.

The spacious kitchen/diner offers excellent space for a large dining table and also benefits from a breakfast area. The kitchen is fitted with a range of integrated appliances including two fridge/freezers, microwave, double oven, five-ring gas hob and dishwasher. To the rear of the kitchen is a useful serving hatch opening into the sun room, making it ideal for entertaining.

The sun room provides a fantastic additional reception space, perfect for extra seating or relaxation, and offers internal access to the double garage.

The living room benefits from dual-aspect views and features French doors opening out into the garden. This room offers ample space for free-standing living room furniture.

To the first floor is the master suite, spanning the full width of the house. This includes a dressing area with sliding mirrored wardrobes and an en-suite shower room fitted with a walk-in shower, WC and hand basin. The first floor also offers a family bathroom with bath, WC and sink, a further spacious double bedroom with built-in wardrobes, and a fifth bedroom which is a single room ideal for a home office or study. There is also a large airing cupboard located in the hallway.

The second floor benefits from two generous double bedrooms, both fitted with built-in wardrobes, and a further bathroom fitted with a bath, walk-in shower, WC and sink. Eaves storage is also available on this floor.

Externally, the rear garden is low maintenance and features a level lawn and patio area, ideal for seating during the warmer months. There is a designated BBQ area, perfect for entertaining, along with a covered terrace allowing enjoyment of the garden all year round and ideal for al fresco dining. The garden is bordered by mature shrubs and bushes, creating a pleasant and private outdoor space.

FEATURES

- Driveway parking and double garage
- Spacious kitchen diner with appliances
- Sun room ideal for entertaining
- Dual aspect living room
- Master suite with dressing area
- Three bathrooms across three floors
- Six bedrooms with storage
- Flexible home office space
- Low maintenance landscaped garden
- Covered terrace and BBQ area

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

