

Total Area: 1373 ft<sup>2</sup> ... 127.6 m<sup>2</sup>  
All measurements are approximate and for display purposes only





### DESCRIPTION

Conveniently positioned between Burgess Hill and Wivelsfield train stations, Hunters are proud to exclusively market this substantial four-bedroom Edwardian semi-detached home.

Situated on Junction Road, the property enjoys a prime residential location within easy walking distance of World's End Recreation Ground, a local parade of shops (including a barbers, convenience store, takeaways, launderette and café), a Co-operative food store, and Wivelsfield mainline train station, ideal for commuters travelling to London and the South Coast.

To the front of the property, a private driveway provides off-road parking for two vehicles, with additional on-street parking available nearby.

Upon entering, a welcoming porch offers practical space for coats and shoes before leading into the spacious living room. This bright and airy room features a large front bay window and a charming coal-burning fireplace, creating a cosy focal point during the colder months. The living room flows through to the dining room, which in turn provides access to the hallway and kitchen.



The hallway offers under-stairs storage, access to the ground floor W/C, and a staircase leading to the first-floor accommodation. The kitchen/breakfast room is well-appointed with ample wall and base units, generous worktop space, and integrated appliances including a dishwasher and wine cooler, with additional space for a large oven, washing machine and tumble dryer. French doors open directly onto the rear garden, making it ideal for entertaining.

The first floor comprises three spacious double bedrooms, all benefiting from built-in storage and plenty of room for additional freestanding furniture. The family bathroom features a freestanding bath, walk-in shower, wash basin and WC.

The top floor is dedicated to an impressive principal bedroom, complete with built-in storage, exposed brickwork and a modern en-suite shower room with walk-in shower, WC and wash basin.

Externally, the private rear garden is mainly laid to lawn with mature shrubs and bushes bordering the sides. A pathway leads to a decked seating area at the rear, where you'll find a garden shed and summer house.



### FEATURES

- Four-bedroom Edwardian semi-detached
- Living room with fireplace
- Front bay window
- Driveway parking
- Large rear garden
- En-suite to principal bedroom
- Prime commuter location
- Council Tax Band D

### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

