



**Approximate Gross Internal Area 1105 sq ft - 103 sq m (Excluding Outbuilding)**  
 Ground Floor Area 687 sq ft - 64 sq m  
 First Floor Area 418 sq ft - 39 sq m  
 Outbuilding Area 78 sq ft - 7 sq m





### DESCRIPTION

Nestled in the sought-after Hammonds Ridge, on a quiet no-through road, this well-presented property enjoys a prime location just a short walk from Burgess Hill town centre. Residents benefit from a wide range of amenities including local shops, pubs, restaurants, and a popular cinema. Burgess Hill mainline station offers direct links to Brighton in approximately 10 minutes and London in under an hour. The area is also well served by reputable schools, including St. Paul's Catholic College, Burgess Hill School for Girls, and Burgess Hill Academy, making this an ideal home for families.

To the front of the property, there is a private driveway providing off-road parking for four vehicles, in addition to on-street parking. A pathway leads to the entrance, where you are welcomed into the hallway with access to a convenient downstairs W/C and stairs rising to the first floor.

The living room is bright and spacious, offering ample room for freestanding furniture along with useful under-stairs storage. To the rear, the open-plan kitchen/dining room is well-equipped with a range of wall and base units and integrated appliances, including a washing machine, dishwasher, fridge/freezer, microwave and oven with induction hob. Bi-fold doors open out onto the garden, creating an ideal space for entertaining. From the kitchen, there is access to the fourth bedroom, a versatile double room that could also be used as a study or additional reception room.

Upstairs, the first floor comprises three double bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room featuring a walk-in shower, WC, and wash basin.

The rear garden is designed for low maintenance, featuring a patio area leading onto an artificial lawn.

To the side of the property is a separate study outbuilding, fully fitted with power and network connectivity, making it an ideal work-from-home space. There is also a useful external storage cupboard, which also benefits from power.



### FEATURES

- Four bedroom semi-detached house
- Sought-after Hammonds Ridge location
- Quiet no-through road setting
- Walking distance to town centre
- Driveway parking for five cars
- Air conditioning throughout
- Solar panels with battery storage
- EV charger installed
- Spacious living room with storage
- Open-plan kitchen/dining room
- Low-maintenance garden with patio
- Council Tax Band C
- EPC Rating C



### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

