



Approximate Gross Internal Area 1579 sq ft - 147 sq m
(Excluding Garage)
Ground Floor Area 856 sq ft - 80 sq m
First Floor Area 723 sq ft - 67 sq m
Garage Area 298 sq ft - 28 sq m





DESCRIPTION

GUIDE PRICE £650,000 - £700,000

EXTENSION POTENTIAL SUBJECT TO PLANNING

Beautifully positioned within a quiet cul-de-sac on Pinehurst, in the highly desirable Oak Hall Park area, Hunters are delighted to bring to the market this superb four-bedroom detached home. Occupying a generous corner plot, the property boasts a sunny south-west facing rear garden, offering excellent outdoor space for families and entertaining alike. The garden also presents exciting potential to extend the property to the rear or above the double garage, subject to the necessary planning permissions, making this an ideal long-term home with scope to grow.

The property has been well kept by the current owners and offers spacious, versatile accommodation. Pinehurst is conveniently located just half a mile from Burgess Hill town centre, accessible via one of the town's picturesque Green Circle walking trails. The town offers a mainline train station with direct links to London, Brighton, and the South Coast, as well as a Waitrose supermarket, a variety of shops, cafés, pubs, restaurants, and bars. Burgess Hill School for Girls is just a short distance away, while Birchwood Grove, Woodlands Meed, and St. Wilfrid's Primary School are all within easy walking distance.

To the front of the property, there is a low-maintenance garden and a private driveway providing parking in front of a double garage. Side access leads to the rear garden.

Upon entering, a welcoming hallway provides access to the first floor and includes a useful storage cupboard, ideal for coats and shoes. To the left, there is a bright study with dual-aspect windows, creating an excellent work-from-home space. Adjacent to this is a utility room, offering plumbing for a washing machine, space for additional appliances, and housing the boiler.

The living room is generously sized, featuring dual-aspect windows and sliding doors opening onto the garden, allowing plenty of natural light and providing ample space for freestanding furniture. The kitchen is well-appointed, offering a range of wall and base units alongside integrated appliances including a dishwasher, oven, hob, fridge and freezer. It leads through to a conservatory, which serves as an additional reception room overlooking the garden. A convenient downstairs W/C completes the ground floor.

To the first floor, there are four spacious bedrooms, offering flexible accommodation. The family bathroom is fitted with a P-shaped bath with shower over, WC, wash basin, and additional built-in storage.

The rear garden is a particular highlight of the home, enjoying a favourable south-westerly aspect and offering a wonderful sense of privacy. Predominantly laid to lawn with a patio area ideal for al fresco dining and entertaining, the space lends itself perfectly to further landscaping or extension, subject to planning, allowing prospective buyers to truly maximise the potential of this already impressive home.



FEATURES

- GUIDE PRICE £650,000 - £700,000
- Four bedroom detached family home
- Quiet cul-de-sac Pinehurst location
- Near Oak Hall Park setting
- Walking distance to town centre
- Driveway and double garage
- Spacious living room, dual aspect
- Kitchen with conservatory access
- South-west facing corner plot garden
- Council Tax Band F
- EPC rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

