



GUIDE PRICE £500,000 – £550,000

Nestled within a highly sought-after residential area, this beautifully presented four/five-bedroom semi-detached home on Dunstall Avenue offers spacious and versatile accommodation.

Ideally located close to West Street and London Road, the property provides excellent access to both Burgess Hill town centre and Haywards Heath. Both towns offer mainline train stations with direct links to London and Brighton, making it ideal for commuters and travellers alike. The property also benefits from close proximity to the A23 and M23, providing convenient road access to Gatwick and Brighton. Burgess Hill town centre is just a five-minute drive away and features a wide range of pubs, restaurants, shops, and a popular cinema. For those leading an active lifestyle, The Triangle Leisure Centre is also nearby, offering facilities including swimming, football, and rock climbing.

To the front of the property, there is off-street parking for up to four vehicles, in addition to on-street parking. To the side, a useful storage shed and greenhouse provide additional practicality, both fitted with mains electricity, along with side access to the rear garden.



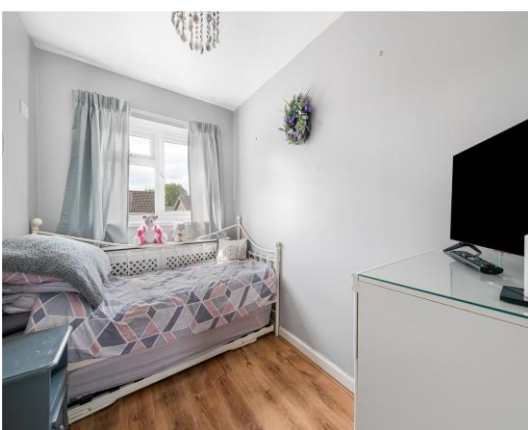
Upon entering the property, you are welcomed by a spacious hallway with ample room for coats and shoes. Stairs rise to the first floor, while to the left is a versatile sitting room / bedroom. To the right, the bright and spacious living room features a large front-facing window and a working fireplace, creating a cosy yet airy space. This room flows seamlessly into the dining room, which in turn leads to the kitchen. The kitchen is fitted with integrated appliances, including two electric ovens, 5-ring hob, and microwave, along with ample wall and base units for storage. There is also direct access to the garden from here. An additional reception room at the rear enjoys views over the garden and benefits from a purpose-built roof, making it suitable for year-round use.

The ground floor further benefits from a utility room with space for a washing machine, dryer, tall standing fridge/freezer and dishwasher, as well as a convenient shower room comprising a walk-in shower, WC, and wash basin.

On the first floor, there are two spacious double bedrooms, one of which is the principal bedroom featuring built-in wardrobes. In addition, there are two single bedrooms and a further bedroom ideal for use as a study or nursery.

Externally, the rear garden offers a variety of seating areas, perfect for enjoying the sun throughout the day. The garden is designed for low maintenance and includes a lawn area, mature planters to the side, and an additional storage shed fitted with lighting and electricity. There is also an external tap and electrical point, providing practical outdoor utility.

The property also benefits from a fully boarded and insulated loft, fitted with a ladder, lighting, and electricity for added convenience.



FEATURES

- GUIDE PRICE £500,000 - £550,000
- Four/Five bedroom semi-detached home
- Highly sought-after residential location
- Versatile and spacious living accommodation
- Off-street parking for four cars
- Multiple reception rooms for entertaining
- Modern kitchen with integrated appliances
- Utility room and downstairs shower room
- Five-minute drive to town centre
- Close to mainline train stations
- Low-maintenance garden with seating
- Council Tax band D

