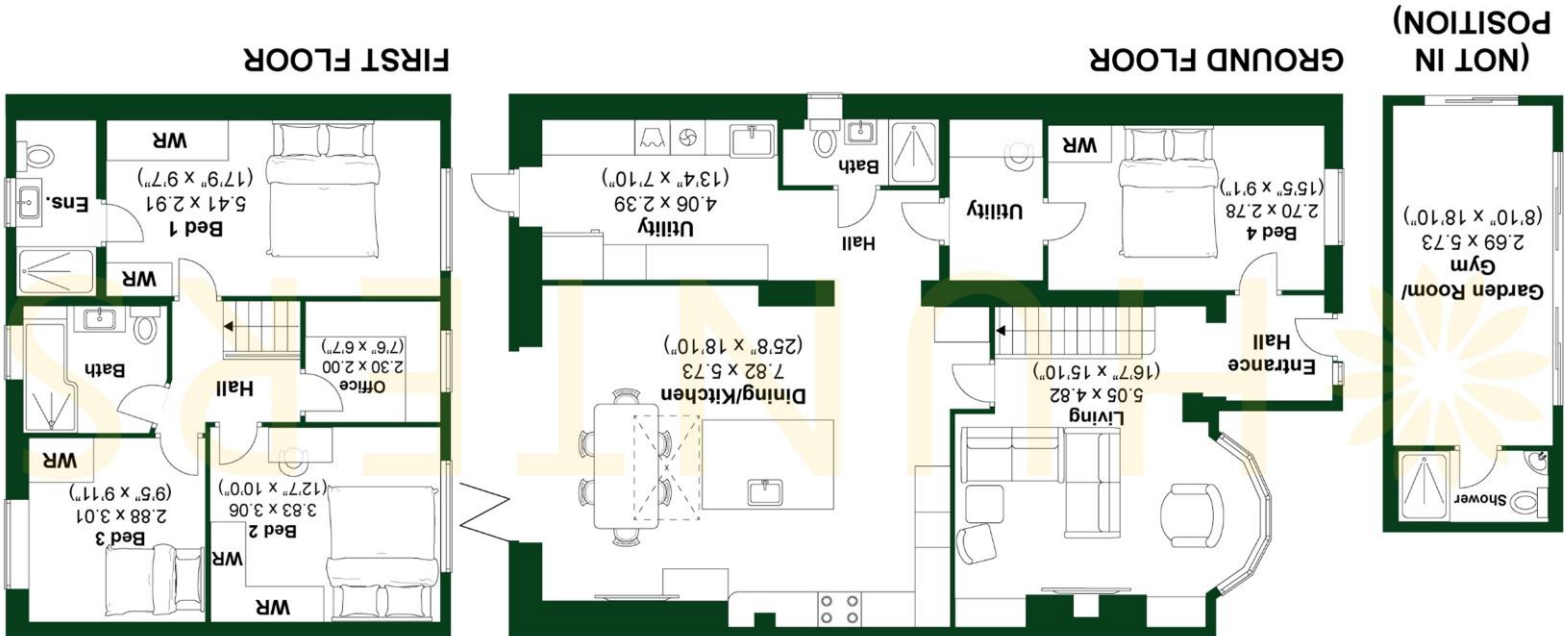




Disclaimer:
The measurements are approximate and are for illustration purposes only.
We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.



Slimbridge Road, Burgess Hill
Approximately 190 sqm (2041 sqft)





Originally built in the 1950s, this exceptional property has been significantly extended and transformed into an impressive modern residence, with approximately 2,000 sq ft of beautifully presented accommodation including five bedrooms and four bathrooms. A major programme of improvements, largely completed in 2024, has created a highly versatile home that is ideally suited to family life.

From the outside, the charming traditional frontage gives little hint of the space that lies behind. Inside, the layout has been thoughtfully planned to suit a growing family, those working from home or buyers who need plenty of room for guests. The standard of finish is consistently high, with characterful features such as exposed brick detailing complementing the contemporary design.

The open-plan kitchen and dining space is the heart of the home. The stunning Wren kitchen is a standout feature in its own right, with a comprehensive range of units and contrasting work surfaces. At its centre, a substantial island with breakfast bar seating forms a striking focal point and a sociable spot for informal meals. Underfloor heating to the kitchen adds a welcome touch of comfort underfoot.

The kitchen flows seamlessly into a bright, spacious dining and family area, where a large roof lantern and extensive glazing bring in an abundance of natural light. Full-width bi-folding doors open directly onto the rear terrace, creating a wonderful connection between inside and out. The result is a room equally suited to relaxed everyday living and entertaining.

To the front, an unusually generous block-paved driveway offers parking for a number of vehicles, a real asset for larger families. The rear garden is attractive and private, with a large paved terrace immediately adjoining the house, perfect for alfresco dining. A separate garden room/outbuilding is a valuable addition and could work well as a home office, gym, playroom or hobby space, depending on a buyer's needs.

The work carried out in 2024 included a brand-new roof with new beams and felt, new windows, an oak staircase and oak veneer internal doors, as well as the extension itself, for which planning permission and the relevant certificates are understood to be in place. The gas boiler dates from the same year and has recently been serviced, the loft is fully boarded and insulated, and the incoming water supply pipe has been upgraded to improve water pressure throughout the property.



- Five-bedroom, four-bathroom family home offering approximately 2,000 sq ft of beautifully upgraded accommodation.
- Stunning open-plan kitchen and dining space with a Wren kitchen, large island, roof lantern and bi-folding doors opening onto the garden.
- Exceptional for entertaining, with a seamless flow between the kitchen, dining area and generous rear garden.
- Parking for approximately 10 cars, offering fantastic practicality for a large or busy household.
- Extensively improved in 2024, including the substantial extension, new roof, windows, oak staircase and internal doors.
- Separate garden room, offering excellent flexibility for working from home, hobbies, a gym or additional entertaining space.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

