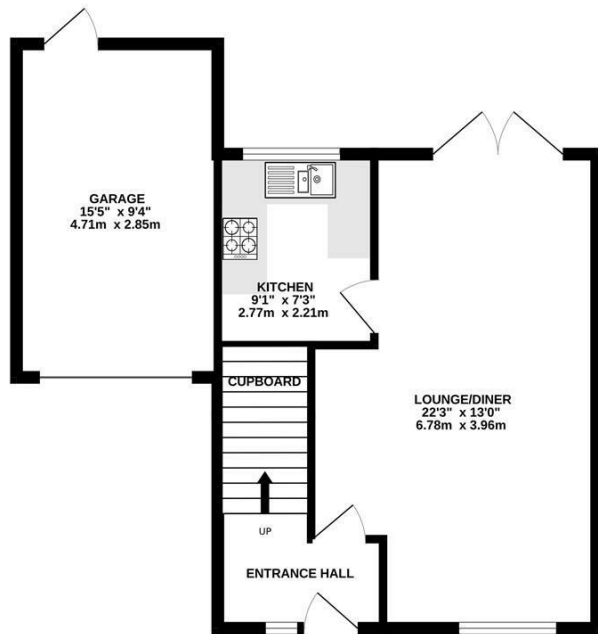
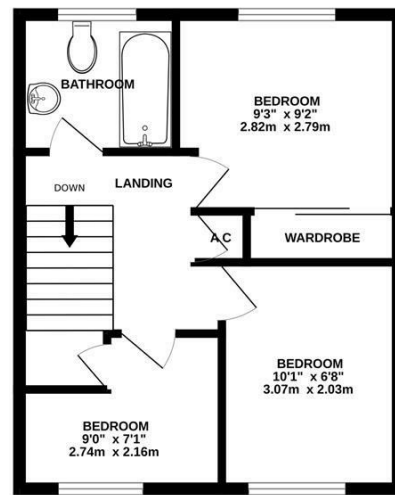


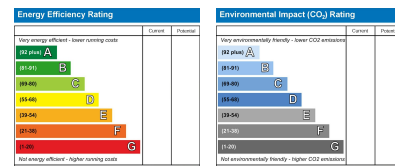
GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.2 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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38 Kings Way, Burgess Hill, RH15 0TP

Guide Price £375,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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## 38 Kings Way, Burgess Hill, RH15 0TP

- Three-bedroom semi-detached home
- West-facing rear garden
- Garage and driveway parking
- EV charging point
- Beautifully presented throughout
- Complete onward chain

A beautifully presented three-bedroom semi-detached family home, ideally situated in the quiet and well-established residential road of Kings Way, Burgess Hill. Benefiting from ample off-road parking, a garage and a private west-facing rear garden, this attractive property offers spacious and well-balanced accommodation, perfect for modern family living.

Tastefully redecorated in recent years in a fresh, neutral colour scheme, the home is presented in excellent order throughout and is ready for immediate occupation. Further benefiting from a complete onward chain, this is an ideal opportunity for buyers seeking a smooth move into a sought-after location, surrounded by mature trees and within easy reach of local amenities, schools and transport links.

### Ground Floor

The property is approached via a covered storm porch leading to the front door and a welcoming entrance hall, with stairs rising to the first floor and a door opening into the living room.

The spacious dual-aspect living/dining room is a particular feature of the home, measuring approximately 22'3" x 13'0" and offering excellent flexibility for both everyday living and entertaining. The living area is positioned to the front of the property, while the dining area enjoys views over the rear garden and benefits from French doors opening directly onto the terrace, creating a seamless connection between the indoor and outdoor spaces. Useful understairs storage and access to the kitchen complete this impressive reception room.

The kitchen is fitted with a range of wall and base units providing ample worktop space and storage. Integrated appliances include a double oven and gas hob, with additional space for a fridge/freezer and washing machine. A window overlooks the rear garden, allowing plenty of natural light and providing a pleasant outlook.

### First Floor

The first floor comprises a landing with a useful linen cupboard and doors leading to all three bedrooms and the family bathroom. The main bedroom is a generous double room positioned to the rear of the property, benefiting from built-in wardrobes and a pleasant outlook over the rear garden. Bedroom two is a well-proportioned double room located to the front, while bedroom three is a comfortable single bedroom with useful storage, making it ideal as a nursery, child's bedroom or home office. The family bathroom is fitted with a modern white suite comprising a panel-enclosed bath with shower over, wash hand basin and WC. A frosted window provides natural light and ventilation.



### Further Attributes

Gas central heating and uPVC double glazing throughout.

### Outside

To the front, the property benefits from a generous driveway providing off-road parking for two to three vehicles, together with an EV charging point. The garage is accessed via an up-and-over door and benefits from power, useful loft storage and a rear access door leading into the garden.

The private rear garden enjoys a desirable west-facing aspect, making it ideal for enjoying the afternoon and evening sun. A generous paved terrace extends directly from the dining area, providing an excellent space for outdoor entertaining, with the remainder of the garden being predominantly laid to lawn for ease of maintenance. Further benefits include a timber garden shed, rear gated access, outside lighting and an external tap.

### Location

Kings Way is a quiet and well-established residential road in Burgess Hill, popular with families and commuters alike. The property is conveniently situated within easy reach of Burgess Hill town centre, offering a wide range of shops, cafés, restaurants and everyday amenities.

Burgess Hill and Wivelsfield mainline railway station are both within easy access, providing regular services to London, Gatwick Airport and Brighton, making the location ideal for commuters. The area is also well served by highly regarded primary and secondary schools, leisure facilities and picturesque parks, while the surrounding Sussex countryside offers an abundance of walking and cycling routes. Excellent road links via the A23 and M23 provide convenient access to London, the South Coast and beyond.

### The Finer Details

Tenure: Freehold

Title Number: WSX108221

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast (up to 1000 Mbps)

