



hamlyn
smith.

Kings Ride, Burgess Hill, RH15 0HL

GUIDE PRICE
£475,000 - £500,000

hamlyn smith.



3 Bedrooms



2 Receptions



1 Bathroom

GUIDE PRICE £475,000 - £500,000

Positioned in a quiet but popular cul-de-sac off Kings Way, this spacious 3-bedroom detached home has been transformed in recent years to provide a modern and stylish family home, comprising of downstairs WC, added porch to the front, integral garage, landscaped rear garden and open-plan living - also just under a mile from Burgess Hill Train Station & Town Centre.



- Sought-After Kings Way/Folders Lane Estate
- Under a mile from Burgess Hill Mainline Train Station
- 3 Spacious Double Bedrooms
- Detached House with Garage
- Stunning Kitchen with Integrated Appliances
- Spacious Front Porch & Downstairs WC
- Landscaped & Family-Friendly Rear Garden
- Parking for 2-3 Vehicles





hamlyn smith.

50 Goldstone Villas, Hove, BN3 3RS

01273 762222

hello@hamlynsmith.co.uk

GUIDE PRICE - £475,000 - £500,000

Situated in the sought-after Kings Way area, on the east side of Burgess Hill, this property enjoys an enviable location that perfectly balances convenience, with a welcoming residential setting. The town centre is within easy reach, offering a wide variety of shops, cafés and bars, while Burgess Hill's mainline railway station is just over half a mile away, providing regular services to London, Brighton and the South Coast. Everyday essentials are catered for with a local Co-op just a short walk away, while larger supermarkets - Waitrose & Tesco - and leisure facilities, including The Triangle, are only a short drive away.

Families will particularly appreciate the excellent choice of schools nearby. Birchwood Grove Community Primary School is only a few minutes' walk, while London Mead and Oak Tree primaries are also within a mile. For older children, The Burgess Hill Academy is less than a mile away and highly regarded, and independent options such as Burgess Hill Girls and St Paul's Catholic College are also easily accessible. The area is well served by green spaces and countryside too, with Ditchling Common Country Park and Bedelands Farm Nature Reserve both close at hand for walks, cycling and family days outdoors.

This home has been thoughtfully improved in recent years to create a bright and welcoming space that feels modern yet practical. At the front, a sleek porch sets the tone and provides a handy spot for coats, shoes and everyday essentials. Step inside and you'll find a beautifully finished cloakroom/WC, a feature that instantly adds both style and convenience. The main living room is a generous and inviting space, filled with natural light thanks to striking full-height windows. There's plenty of room for a large sofa suite, making it the perfect spot for cozy nights in or relaxed evenings with family and friends. At the centre of the home, the open staircase enhances the sense of light and space, while towards the rear, the dining area and kitchen are ideally positioned for family life and entertaining. French doors open straight onto the garden, allowing you to enjoy easy indoor-outdoor living during the warmer months. The kitchen has been refitted in recent years with a stylish, contemporary design. As well as sleek cabinetry and worktops, it comes complete with fitted appliances including an integrated double oven, wine cooler, hob, extractor, washing machine, fridge/freezer and dishwasher – making it as practical as it is attractive.

Upstairs, the spacious landing leads to three comfortable bedrooms. The main and second bedrooms are both generous doubles, while even the third room is big enough to fit a small double bed, making it far more versatile than most. The family bathroom is larger than average, giving you plenty of space for busy mornings or long evening soaks. The property has also had some thoughtful upgrades, including a newly installed combination boiler. The integral garage is a real bonus – perfect for storage or parking, but also offering exciting potential to be converted into another reception room, a home office or even a ground floor bedroom, subject to the usual consents.

Outside, the rear garden has been landscaped to create a private retreat with two distinct seating areas. A charming covered pergola provides the perfect spot for evening drinks, while the sun-soaked terrace is ideal for summer barbecues and morning coffee. To the front, the driveway comfortably accommodates two cars, with the garage offering further parking or additional storage.

Kings Ride, Burgess Hill

Approximate Gross Internal Area = 104.3 sq m / 1123 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234878)

