



**MERCHANTS**

**HILL HOUSE, KEYMER ROAD, BURGESS HILL, WEST SUSSEX, RH15 0AH.**

A STUNNING FIVE BEDROOM FAMILY HOME CLOSE TO MAINLINE RAILWAY STATION AND SHOPS

**£1,295,000**

- DETACHED HOME • REFURBISHED & EXTENDED • FIVE BEDROOMS • FOUR LIVING ROOMS • LUXURY KITCHEN & UTILITY • TWO EN SUITES • GOOD OFF ROAD PARKING • POTENTIAL ANNEXE

A spacious and light detached family home being approximately 3535 ft<sup>2</sup>, extended and refurbished to a high standard and including double glazing, limed oak flooring, recessed ceiling downlights, luxury kitchen with built-in appliances as well as a utility room. There are five double bedrooms, two en suites and a good size secluded rear garden facing due south.

This fine property is only half a mile from the mainline railway station providing a service to Brighton and Victoria/London Bridge. The area is blessed with good independent and public schools including the nearby Burgess Hill School for girls. Burgess Hill is a market town providing excellent shopping and a leisure centre. There is easy access to the A23 and Gatwick airport can be reached in under 20 minutes clear drive.

The property with approximate room sizes comprises:

Outside light and post box, light oak door to:

**ENTRANCE LOBBY** Automatic light, coat hanging space, door to:

**HALLWAY** A spacious area with a decorative fret cabinet concealing a radiator. Stairs rising to first floor, central heating thermostat.

**CLOAKROOM** With pedestal wash basin, W.C., wall mounted 'Glow Worm micron' gas fired boiler for central heating and domestic hot water.

**DRAWING ROOM** 34'4" (10.46m) x 20'8" (6.30m) (less an area 8'3" (2.51m) x 7'8" (2.34m) ) A magnificent room having bifold doors opening onto a terrace and rear garden beyond. There is also a view to the front and can be divided if required. Open fireplace with adjoining gas point.

**SITTING ROOM** 16'4" (4.98m) x 15'2" (4.62m) Patio doors onto a terrace and rear garden.

Inner hall leading to:

**LOUNGE** 19' (5.79m) into bay window x 15'2" (4.62m) Overlooking the front.

**STUDY** 11'10" (3.61m) x 10' (3.05m)

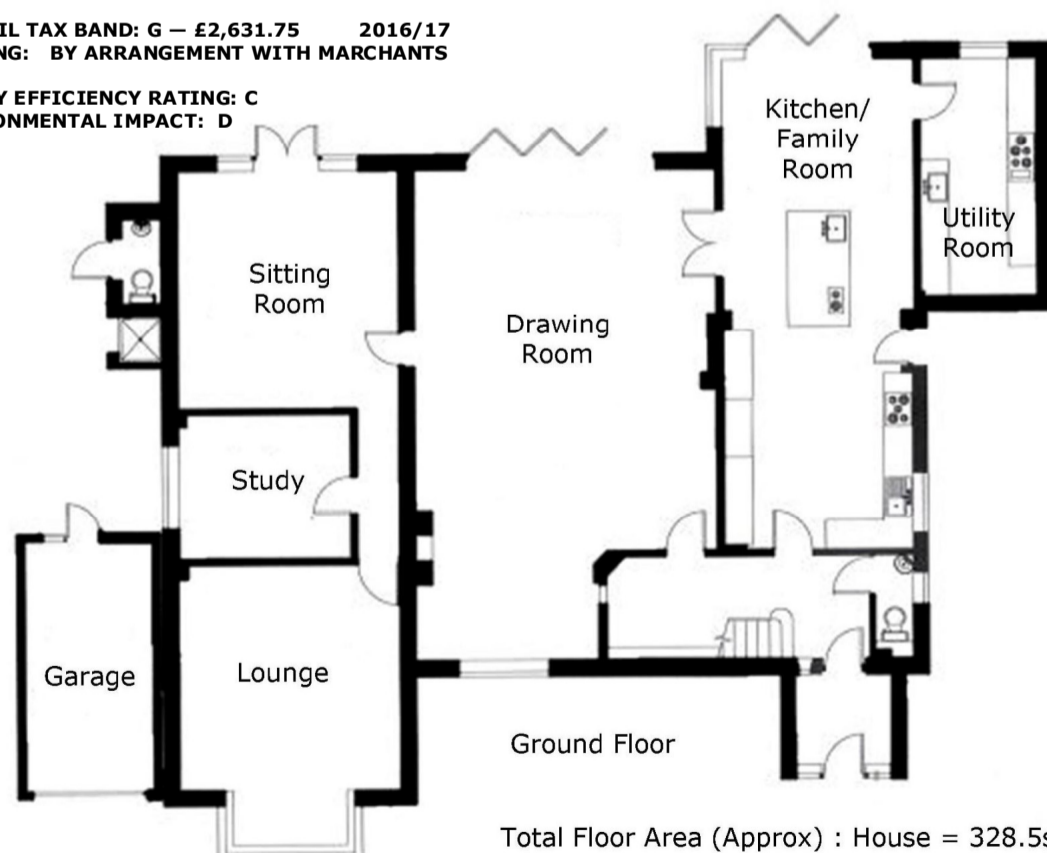
**N.B These three rooms have potential to form an Annexe.**

**KITCHEN/FAMILY ROOM** 35' (10.67m) x 13'2" (4.01m) A spacious room having bifold doors opening onto a terrace and rear garden, superbly fitted with grained wood laminate kitchen furniture featuring Silestone and solid wood work surfaces, enamel sink, a central island with recessed stainless steel sink, 'Zanussi' induction hob, cupboards and a refrigerator under. Other Integrated appliances include an eye level 'Indesit' double electric oven and grill, five burner gas hob, chimney style extractor over, 'Beko' dishwasher and a larder refrigerator. Side door, partially glazed double doors opening into drawing room, door to hallway and door to:

**UTILITY ROOM** 16'5" (5.00m) x 8' (2.44m) Beautifully fitted with painted wood kitchen furniture and solid wood worktops. Ceramic wall tiles, deep glazed sink, Appliances include

**COUNCIL TAX BAND: G — £2,631.75 2016/17**  
**VIEWING: BY ARRANGEMENT WITH MARCHANTS**

**ENERGY EFFICIENCY RATING: C**  
**ENVIRONMENTAL IMPACT: D**



Total Floor Area (Approx) : House = 328.5sqm (3535sqft) Garage = 13.9sqm (149sqft)

a 'Range Master' electric cooker, 'Beko' dishwasher, Chimney style extractor hood. Space for fridge freezer, washing machine and tumble dryer.

FIRST FLOOR

A spacious **GALLERY LANDING** Having two windows to the front, built in cupboard housing a 'Stelflow' hot water tank. Hatch to part boarded loft.

**MASTER BEDROOM SUITE** Comprising **Bedroom area** 15'2" (4.62m) x 14' (4.27m) A spacious double aspect room with a view over the rear garden and fitted Savannah window blinds. Two double built-in wardrobes, door to **Shower room** beautifully decorated with marble wall and floor tiling, a wet room style shower area has an overhead shower spray with a handheld attachment. Generous bath, twin wall hung wash basins, W.C., two electric shaver points, ladder style towel warmer, automatic extractor, feature wall lights.

**BEDROOM TWO** 15'1" (4.60m) x 12'10" (3.91m) View to front, fitted wardrobes, door to: **EN SUITE SHOWER ROOM** Luxury walk-in shower with overhead shower head and handheld attachment. Wash-basin on a chrome stand, W.C., Ladder style chrome towel warmer, medicine cabinet, electric shaver point, ceramic tiled walls and floor.

**BEDROOM THREE** 14'7" (4.45m) x 12' (3.66m) Triple fitted wardrobe, view over rear garden, fitted Savannah window blinds.

**BEDROOM FOUR** 13'4" (4.06m) x 10'6" (3.20m) Built in wardrobes, view over rear garden, fitted Savannah window blinds.

**BEDROOM FIVE** 11'1" (3.38m) x 10'7" (3.23m) Fitted double wardrobe, built-in shelved cupboard, view over rear garden, fitted Savannah window blinds.

**SHOWER ROOM** Walk in shower with overhead shower head and hand held attachment. Pedestal wash basin with medicine cabinet and electric shaver point over. W.C., ladder style towel warmer, ceramic tiled walls on three sides.

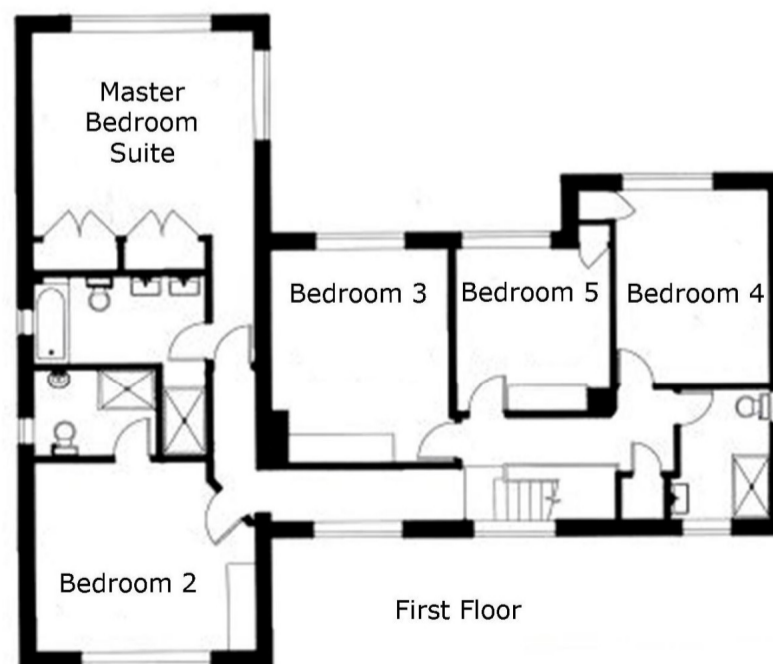
OUTSIDE

**DETACHED GARAGE** 17' (5.18m) x 8'10" (2.69m) Power, light, ceramic tiled floor, personal rear door, electric roller style door, approached a gravel driveway.

**FRONT GARDEN** A spacious garden mainly laid to gravel providing parking for several vehicles and screened from the road by a mature hedge and double wooden gates. A timber gate opens onto a side path leading to:

**REAR GARDEN** A very secluded garden gently sloping away from the house. The garden measures approximately 115' (35.05m) x 75' (22.86m) There is a spacious full width paved terrace having outside lights and water tap. Beyond this area there is a brick edged level lawn, further paved area beyond which lies a further lawn with many mature trees and a Summer House. In the area behind the garage there is a recessed tiled shower and garden toilet.

FOR ILLUSTRATION PURPOSES ONLY  
(NOT TO SCALE)



**PLEASE NOTE** These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. *Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.* 3116/PG/MMX10608