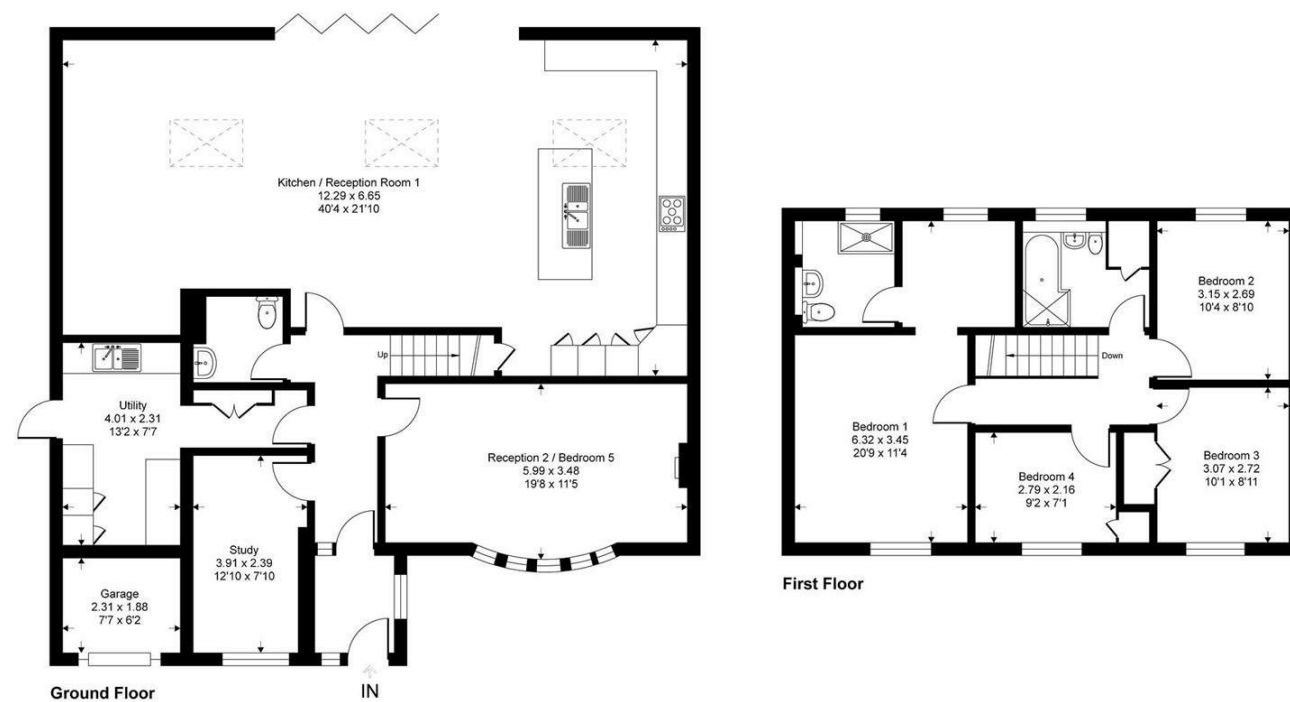


Winkhurst Way, RH15

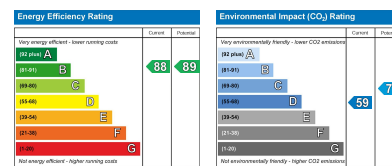
Approximate Gross Internal Area = 195.4 sq m / 2104 sq ft

Approximate Garage Internal Area = 4.3 sq m / 47 sq ft

Approximate Total Internal Area = 199.7 sq m / 2151 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. PSP Homes



3 Winkhurst Way, Burgess Hill, Sussex, RH15 0RU

Guide Price £800,000 Freehold

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3 Winkhurst Way, Burgess Hill, Sussex, RH15 0RU

- * Spacious 4/5 bedroom detached house
- * Large open plan kitchen/living room, utility room, home office
- * Family bathroom, en-suite shower room & downstairs cloakroom
- * Solar Panels
- * Approximately 2104 sq ft
- * EPC rating B
- * Quiet location
- * Landscaped rear garden

This impressive and spacious four/five-bedroom detached home occupies a desirable corner plot within a quiet and well-established development in Burgess Hill. Thoughtfully extended and beautifully refurbished by the current owner, the property now offers approximately 2,104 sq ft of flexible and contemporary living space—ideal for modern family life. From the outset, the home presents excellent curb appeal, complemented by ample off-road parking and a generous frontage. Step inside to discover a stylish, neutrally decorated interior, enhanced with high-quality finishes throughout. The ground floor benefits from underfloor heating, creating a warm and inviting atmosphere all year round.

Designed with energy efficiency in mind, the property also boasts owned solar panels with battery storage—providing both environmental benefits and reduced energy costs. The home has achieved a strong EPC rating of B, offering long-term value and sustainability. The versatile layout includes multiple reception areas, a sleek modern kitchen, and spacious bedrooms, offering the flexibility to accommodate a fifth bedroom, home office, or additional living space, depending on your needs.

Located in a peaceful residential enclave, this property combines the convenience of Burgess Hill’s excellent amenities with the tranquillity of a family-friendly setting—making it an ideal long-term home for those seeking space, comfort, and thoughtful design.

The Ground Floor
Upon entering the property, you’re welcomed via a practical entrance porch that leads into a bright and spacious entrance hall. Finished with stylish vinyl flooring and benefitting from underfloor heating throughout, the hall sets the tone for the high specification found across the entire ground floor.

To the front of the home is a versatile room currently arranged as a guest bedroom, complete with an elegant bay window, fitted shutters, and a feature fireplace—ideal as a second reception room, home office, or snug, depending on your needs. Adjacent, you’ll find a dedicated home office, offering a quiet and productive space for remote working or study.

A generously sized utility room provides excellent practicality, with a side door for external access, a stainless steel sink and drainer, a boiler cupboard, and plumbing for both a washing machine and tumble dryer—perfect for keeping laundry and household tasks tucked away from the main living areas. A convenient downstairs cloakroom completes the front section of the ground floor.

To the rear lies the heart of the home—an outstanding open-plan kitchen/living/dining space measuring approximately 40’4” x 21’10”. Designed to impress, this expansive area is bathed in natural light, courtesy of three stunning sky lanterns and full-width bi-folding doors that open directly onto the rear garden terrace, creating a seamless indoor-outdoor living experience. With underfloor heating and the same sleek vinyl flooring continued throughout, the space offers exceptional versatility, ideal for entertaining, relaxing, or everyday family life. The contemporary kitchen is both stylish and functional, boasting ample cabinetry and high-quality resin worktops. A large central island with breakfast bar seating and an integrated sink and drainer serves as a sociable hub. There is space for a range cooker and an American-style fridge freezer, complemented by an integrated dishwasher and a built-in wine cooler. Additional storage is cleverly incorporated with a spacious understairs cupboard, enhancing the room’s practicality without compromising on design.



The First Floor

The first floor is accessed via a landing, offering access to all bedrooms, the family bathroom, and a loft hatch for additional storage potential.

The main bedroom is a peaceful and well-proportioned retreat, enhanced by elegant window shutters that provide both privacy and charm. This calming space benefits from a dedicated dressing room, leading through to a stylish en-suite shower room, offering both comfort and a touch of luxury. There are two further spacious double bedrooms, each tastefully decorated and offering generous proportions—ideal for family members or guests. In addition, there is a good-sized single bedroom, perfect as a child’s room, nursery, or even an additional study or hobby room. The family bathroom has been thoughtfully refitted in recent years to a high standard. It includes a full-sized bath with a shower over, a modern heated towel rail, and a built-in linen cupboard for added practicality—combining everyday convenience.

Further Attributes

This home also benefits from a range of modern upgrades designed to enhance both comfort and energy efficiency. These include gas central heating, uPVC double glazing throughout, and underfloor heating across the entire ground floor. In addition, the property is equipped with owned solar panels and a battery storage system, installed in 2021—offering reduced energy costs, improved sustainability, and a smaller environmental footprint, all while contributing to the home’s impressive EPC rating of B.

Outside

Occupying a generous corner plot, this property enjoys a commanding position with off-road parking to the front, framed by a beautifully maintained lawn and mature climbing roses that add charm and colour to the façade. A striking Acer adds further appeal, creating a delightful first impression. Side access leads to the rear garden and the garage, which features an automatic electric door for added convenience.

To the rear, you’ll find a private, east-facing landscaped garden—a true outdoor haven. Flowing seamlessly from the kitchen/living room, a composite decking terrace provides the perfect space for morning coffee or alfresco dining. The main garden is predominantly laid to lawn, bordered by mature planting beds filled with a variety of established flowers and shrubs, offering year-round interest and privacy. The composite decking continues to a raised terrace, currently home to a hot tub, with an outdoor electricity supply and beautifully screened by three mature silver birch trees, creating a tranquil spa-like setting. To the opposite side of the garden, a private terrace catches the evening sun—ideal for relaxed outdoor entertaining or winding down at the end of the day.

Tucked away behind a discreet gate, a hidden garden area provides even more outdoor versatility. Here you’ll find a summer house with electricity, offering excellent potential as a home office, gym, or creative studio. Additional outdoor features include soft down-lighting, an outside tap, and thoughtful landscaping throughout—blending practicality with visual appeal in every corner of this outstanding plot.

