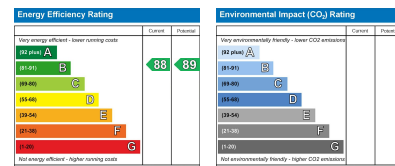


### Goxhill Mews, RH15

Approximate Gross Internal Area = 186.4 sq m / 2007 sq ft  
 Approximate Annexe Internal Area = 36.7 sq m / 396 sq ft  
 Approximate Garage Internal Area = 23.4 sq m / 252 sq ft  
 Approximate Total Internal Area = 246.5 sq m / 2655 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



2 Goxhill Mews, Burgess Hill, West Sussex, RH15 0FN

Guide Price £950,000 Freehold

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## 2 Goxhill Mews, Burgess Hill, West Sussex, RH15 0FN

- \* Spacious five bedroom detached house with annexe & double garage
- \* Off road parking and landscaped rear garden
- \* Approx 2,655 sq ft
- \* Desirable Kings Weald Development
- \* Solar panels fitted 2025
- \* Remaining NHBC warranty
- \* EPC - B

### Welcome Home

Built in 2021 by Croudace Homes, this exceptional five-bedroom detached residence is located within the prestigious Kings Weald development in Burgess Hill. Presented to an outstanding standard throughout, the property is arranged over three floors and offers approximately 2,655 sq ft of versatile accommodation. A particular highlight is the inclusion of a self-contained annexe, ideal for multi-generational living, guests, or home working, above a double garage. The home has been further enhanced with the installation of solar panels with battery storage in 2025, providing improved energy efficiency and reduced running costs.

This substantial and beautifully appointed home combines modern design, generous living space, and a prime residential location, making it a rare opportunity within this sought-after development.

### Ground Floor

The property is accessed via a welcoming front porch, opening into a spacious entrance hall with an inviting staircase to the upper floors. Stylish Amtico flooring flows throughout the ground floor, enhancing the sense of quality and continuity. Doors from the hallway lead to the living room, dining room, kitchen, utility room, and a convenient downstairs cloakroom.

The impressive dual-aspect living room is flooded with natural light and features an attractive fireplace as a focal point. Double doors open directly onto the rear garden terrace, complete with a veranda, creating an excellent indoor-outdoor living space. The dual-aspect dining room benefits from two bay windows and is connected to the kitchen via pocket sliding doors, offering the flexibility to keep the space open-plan or close it off as desired. The kitchen is beautifully appointed, offering generous storage and worktop space, and enjoys a dual-aspect layout with a pleasant outlook over the rear garden. A large central island with an inset hob forms the heart of the room, complemented by integrated appliances including a double oven, fridge/freezer, and dishwasher. To the rear, the utility room provides additional fitted units, a sink, space for a washing machine and tumble dryer, and a door leading directly to the rear garden.

### First & Second Floor

The first floor features a landing with doors leading to the bedrooms and a staircase ascending to the second floor.

The spacious main bedroom is dual aspect, benefiting from built-in wardrobes and a modern en-suite shower room complete with a shower unit, WC, and wash basin. From the main bedroom, doors open into a versatile dressing room or study, which could easily be used as an additional bedroom. This room features bay windows and a second door providing direct access back to the landing. The second bedroom is a generously sized double, also fitted with built-in wardrobes and its own modern en-suite shower room, including a shower unit, WC, and wash basin.

The second floor offers a landing with a convenient linen cupboard and loft hatch access. Doors lead to two further bedrooms and the family bathroom. Bedroom three is a bright dual-aspect room featuring built-in wardrobes, while bedroom four is a generously sized double, perfect for family, guests, or flexible use. The family bathroom is fitted with a modern suite, including a bath with shower over, wash basin, and WC, combining comfort and practicality for the household.



### Annexe

In 2024, the loft space above the double garage was expertly converted by the current owners to create a private, self-contained annexe. The annexe benefits from its own hot water tank and independent heating system, separate from the main house, offering complete privacy and comfort. The ground floor of the annexe features a well-equipped kitchen area with ample cupboards, worktop space, an oven, built-in microwave, and hob, perfect for independent living. Adjacent to the kitchen is a modern shower room, fitted with a shower, WC, and wash basin. Stairs lead to a spacious bedroom or studio room measuring approximately 18'10" x 10'11", which includes a built-in wardrobe, providing excellent storage and flexibility to use the space as a guest suite, home office, or creative studio.

The double garage remains fully intact, with convenient rear access from the garden leading directly to the annexe's ground floor.

### Further Attributes

This impressive home is presented in turnkey condition, thoughtfully upgraded to include plantation shutters on all windows, gas central heating, and double glazing throughout. The property benefits from a modern solar panel system with battery storage, installed in 2025, enhancing energy efficiency and reducing running costs. It holds an excellent EPC rating of B and comes with the remaining NHBC warranty for peace of mind.

### Outside

To the front, a paved path leads to the entrance porch with a charming veranda, bordered by wrap-around hedging that ensures added privacy. Off-road parking is available directly in front of the garage, with additional on-street parking nearby. The front garden extends around the property and is mainly laid to lawn, enhanced by thoughtfully planted trees and mature hedging, creating an inviting and private curb appeal.

The rear garden has been beautifully landscaped in recent years to provide a private and versatile outdoor space suitable for year-round enjoyment. A large terrace area, accessed directly from the living room, features an electric-blind-fitted veranda—perfect for shaded relaxation or entertaining in all weather. The terrace continues along the side of the house, leading to a greenhouse and a pathway connecting to the garage and annexe.

Predominantly laid to lawn, the garden is bordered with mature shrubs and trees, creating a tranquil and natural backdrop. A gated rear access leads to the side/front garden and off-road parking, offering practical convenience alongside this beautifully maintained outdoor space.

