



5 Goxhill Mews, Burgess Hill, RH15 0FN

Guide Price: £600,000 to £630,000

- Four genuine double bedrooms
- Two en-suite shower rooms plus modern family bathroom
- Spacious living room with two feature bay windows
- Superb kitchen/dining room with doors to the garden
- South-facing rear garden enjoying the afternoon/evening sun
- Principal suite with fitted wardrobes
- Covered carport and double-length driveway
- Short walk to Wivelsfield mainline station
- Close to nature reserve, play areas and sports courts
- Stylish, well-presented accommodation across three floors

A distinctive double-bay detached home set in an elevated position within the popular Kings Weald development. Arranged over three floors, this stylish and well-balanced property offers four double bedrooms, two en-suites, a superb kitchen/dining room and a generous south-facing rear garden. Wivelsfield station, local amenities and open green spaces are all close by, making this an ideal home for families and commuters alike.

The entrance hall sits centrally within the property and provides access to both the living room and the kitchen/dining room. There is a modern cloakroom/WC, a deep storage cupboard and stairs rising to the upper floors. The living room is a real feature of the home, bright, spacious and enhanced by two attractive bay windows to the front and side. The kitchen/dining room is comprehensively fitted with a wide range of units, work surfaces and integrated appliances, with ample space for a family dining table. Doors open directly onto the rear garden and there is an additional bay window to the front, filling the room with natural light.

On the first floor, the landing includes a deep airing cupboard and stairs continuing to the top floor. The double-bay principal suite is an excellent size and benefits from fitted wardrobes with sliding mirrored doors, along with a contemporary en-suite shower room. Bedroom two is also a generous double, complete with a bay window, built-in wardrobe and its own en-suite shower room.

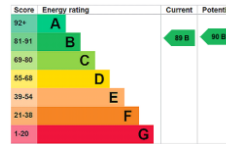
The top floor offers two further double bedrooms, both dual aspect and of very good size, served by the modern family bathroom. There is also further storage space and access to a spacious boarded loft.

The property enjoys a good-sized, enclosed south-facing rear garden which captures the afternoon and evening sun. It is laid mainly to lawn with a paved patio adjoining the house. A gate leads through to the covered carport and the double-length driveway, providing private parking for two to three vehicles. There are further well-maintained areas of garden to the front and side.



TOTAL FLOOR AREA: 1636sq.ft. (152.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Service Charge £350 Per Annum (Approx)

Local Authority: Mid Sussex District Council

Council Tax Band: F

Services: All Mains Services Connected

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