



4 Kilnwood Avenue
Burgess Hill, RH15 0ZE

■ ■ ■ Mark Revill & Co

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Guide Price £535,000 Freehold

An attractive three bedroom, three bathroom semi detached home, built by Croudace Homes in 2019 and set within the sought after Kings Weald development. Arranged over three floors, the property offers stylish and versatile accommodation, ideal for modern family living. The ground floor features an inviting entrance hall with cloakroom, a bay fronted sitting room, and a superb kitchen/dining room with breakfast bar, integrated appliances, and sliding doors opening onto a landscaped rear garden. On the first floor, there are two generous double bedrooms, one with an en suite shower room and Juliet balcony, alongside a contemporary family bathroom. The impressive top floor is dedicated to the principle bedroom, complete with fitted wardrobes, dressing area, and en suite shower room. Additional benefits include solar panels, gas central heating, double glazing, and a private driveway. Early inspection recommended.

Kilnwood Avenue forms part of the popular Kings Weald development, ideally located within walking distance of Burgess Hill mainline railway station, providing fast and frequent services to London, Gatwick Airport, and the south coast. The town centre offers a wide range of shops, cafés, restaurants, and supermarkets including Waitrose, while leisure facilities and local parks are also close by. Excellent road links are available via the A23, providing quick access to the M23, M25, Brighton, and beyond.



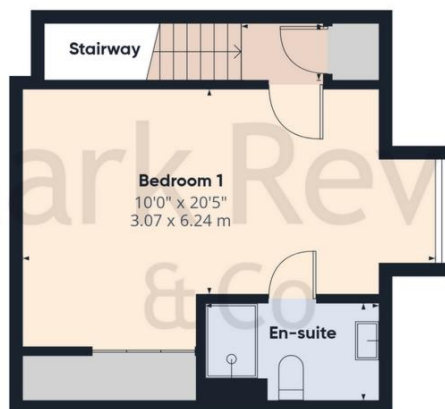




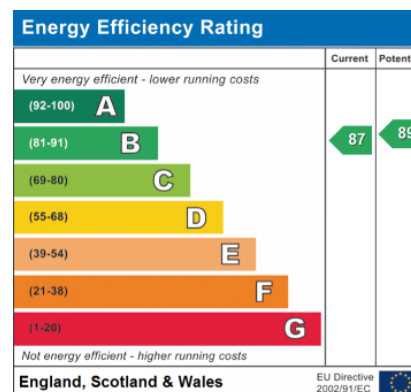
Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1285 ft²

119.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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