



**SIXPENNY LODGE**  
**BURGESS HILL, WEST SUSSEX**

savills

## A CHARMING EDWARDIAN LODGE HOUSE SET IN ESTABLISHED AND VERY PRETTY GARDENS

SIXPENNY LODGE, KEYMER ROAD,  
BURGESS HILL, WEST SUSSEX, RH15 0BA

Entrance hall ♦ dining hall ♦ sitting room ♦ study/bedroom 4  
♦ kitchen and breakfast room ♦ conservatory ♦ cloakroom  
♦ 3 bedrooms ♦ family bathroom ♦ detached single garage  
with attic storage room ♦ front & rear gardens ♦ kitchen garden  
♦ shed & 2 greenhouses ♦ about 0.4 of an acre ♦ EPC rating E

### Description

Dating from 1905, Sixpenny Lodge is a charming detached Edwardian house originally the lodge house and stables to the neighbouring property, The Blenheims. Clearly a much-loved and comfortable home, the property offers versatile accommodation over two floors, with potential for extension (subject to the necessary consents) and for the new owner to put their own stamp on the house. Of particular note are the well-established and pretty cottage-style gardens, which surround the house and are well enclosed by mature trees and shrubs.

The full extent of the house and its layout can be seen on the floor plan; points of particular note include:

The wooden front door opens to the entrance hall, off which lies a cloakroom. A glass partition wall partially divides the entrance hall from the inner dining hall, a versatile room which lies central to the ground floor accommodation. The kitchen and breakfast room is fitted with a range of wooden units with spaces for appliances and a pair of Butler sinks, and has a walk-in utility cupboard with space for laundry appliances. There is space for a breakfast table and a pretty feature fireplace.

The light and bright sitting room has a working fireplace, and French doors opening to a south-facing conservatory; adjoining the sitting room is a spacious study which has French doors opening to the garden and could be used as a fourth bedroom. A large ground floor bedroom completes the ground floor accommodation.

There are two bedrooms and a family bathroom on the first floor, both bedrooms with built in storage and the master bedroom having a separate dressing area.

### Outside

Sixpenny Lodge is well screened from Keymer Road by mature trees and shrubs, and is approached by a long gravel driveway. The driveway leads to a parking area ahead of the house and then onto the detached single garage, which has a ladder rising to a large attic storage room with lighting and power sockets.

The gardens lie all around the house and are mature and well-established, offering number of separate areas from which to



enjoy the sun throughout the day. Areas of lawn are dotted with well-stocked and colourful flower beds; trees include plum, apple, cherry and contorted hazel; there is a pond and second smaller water feature, a storage shed/workshop and a productive kitchen garden with a large area of paving, fruit cages and two greenhouses.

In all, about 0.4 of an acre.

#### **Situation**

Sixpenny Lodge is situated on the desirable south side of Burgess Hill, close to open countryside yet within good reach of local amenities. Burgess Hill has a good range of shops, including a Waitrose, restaurants, wine bars, leisure centre and supermarkets. Comprehensive shopping is found at Brighton and Crawley.

There are many leisure activities available in the area with bridle paths and footpaths across the surrounding countryside, and golf across the county.

Sussex has a vibrant cultural and arts scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

**Rail services:** Burgess Hill (just under a mile), London Bridge/London Victoria from 52 minutes or Haywards Heath (5.5 miles), London Bridge/London Victoria from 42 minutes

**Schools:** There are a number of state and independent schools in the area, including Burgess Hill School for Girls, Burgess Hill Academy, Downlands Community School, Hurstpierpoint College, Ardingly College and Brighton College.

**Communications:** The A23/M23 is to the west, linking to the motorway network, Gatwick and Heathrow airports and the coast.

#### **Directions**

From Haywards Heath/A272, take the B2112 south towards Ditchling, following signs for Burgess Hill. Turn right into Folders Lane at the Ditchling Common roundabout; at the end of Folders Lane turn left onto Keymer Road. Sixpenny Lodge is signposted; its driveway is the fifth on the left after Broadlands.

#### **Services**

Gas fired central heating. Mains gas, electricity and water. Shared private drainage. (Drainage system replaced September 2018.)

#### **Outgoings**

Mid Sussex District Council, 01444 458166. Tax band G.

#### **Tenure**

Freehold.

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills on 01444 446000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



## FLOORPLANS

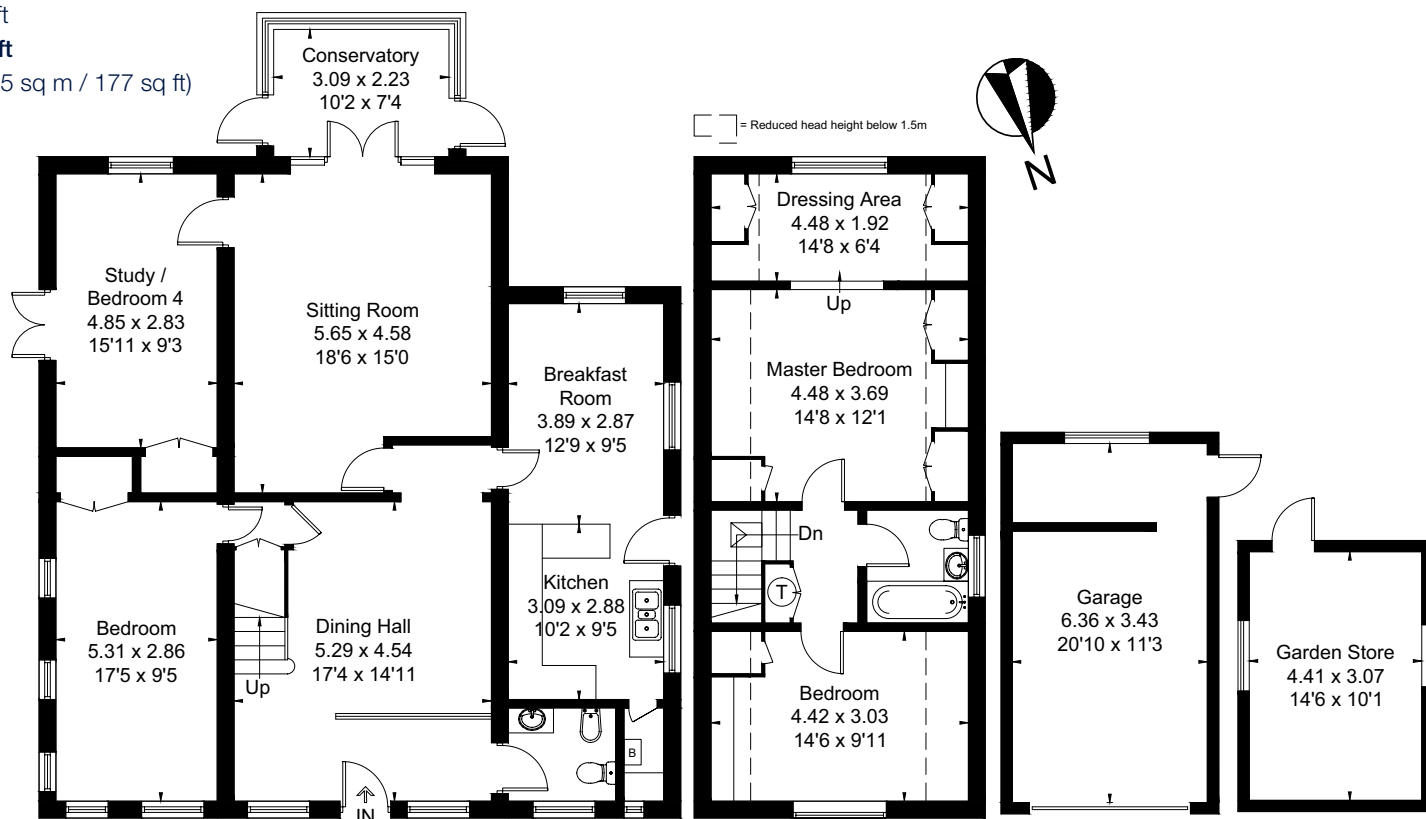
Approximate Area = 174.1 sq m / 1874 sq ft

Outbuilding = 13.4 sq m / 144 sq ft

Garage = 21.9 sq m / 236 sq ft

**Total = 209.4 sq m / 2254 sq ft**

Including Limited Use Area (16.5 sq m / 177 sq ft)



### Ground Floor

Area = 122.9 sq m / 1323 sq ft

(Limited Use Area = 3.0 sq m / 32 sq ft)

### First Floor

Area = 51.2 sq m / 551 sq ft

(Limited Use Area = 13.5 sq m / 145 sq ft)

(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			