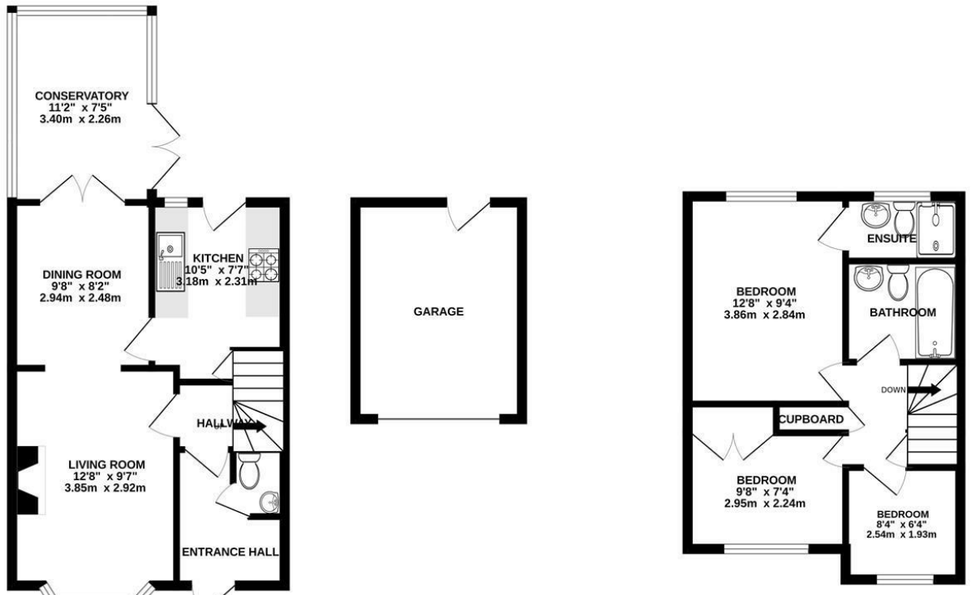
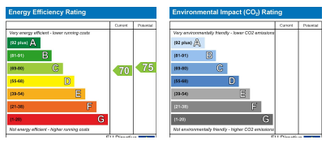
GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







37 Clifton Road, Burgess Hill, RH15 8US

Guide Price £385,000 Freehold

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37 Clifton Road, Burgess Hill, RH15 8US

* Desirable location
* Detached home
* Scope to modernise
* Front, side and rear garden
* Private driveway and garage
* Quiet location

Tucked away in a peaceful close on the western outskirts of Burgess Hill, this three-bedroom detached home offers spacious accommodation, garage and excellent potential for modernisation. The property features a generous living room opening into the dining room, a well-proportioned kitchen, conservatory and three good-sized bedrooms, making it an ideal opportunity for buyers looking to create a home to their own taste.

Set within a sought-after residential location close to local amenities, schools and excellent transport links, this home represents a wonderful opportunity for buyers seeking space, convenience and the potential to add value through sympathetic modernisation.

The Ground Floor
The well-planned ground floor accommodation begins with an enclosed entrance porch leading into a welcoming reception hall with stairs rising to the first floor. There is ample space for neatly storing coats, shoes and everyday essentials.

The kitchen enjoys direct access to the rear garden and connects internally to the living room, which flows seamlessly through to the dining room and conservatory, creating a bright and versatile living space ideal for both family life and entertaining.

First Floor
The first floor is approached via a landing, featuring a useful linen cupboard and loft access, with doors opening to all three well-proportioned bedrooms and the family bathroom.

The principal bedroom is positioned at the rear of the property overlooking the garden and benefits from built-in cupboards and an en-suite shower room. To the front, bedroom two features a large built-in wardrobe, while bedroom three is a comfortable single room, ideal as a child's bedroom, home office or nursery. The family bathroom is well proportioned and fitted with a bath, WC and wash basin providing excellent potential for updating and personalisation to suit individual tastes and requirements.



Outside
The property occupies an attractive corner position and is approached via a pathway leading to a covered entrance porch and front door. The front garden is predominantly laid to lawn and stocked with a variety of mature shrubs, flowering plants and rose beds, creating a colourful first impression. A private driveway to the side of the property provides off-road parking and leads to the garage, offering useful parking and storage facilities.

The rear garden offers a good degree of privacy, being well screened by mature trees and established hedging with no immediate overlooking neighbours. Whilst now requiring some attention and landscaping, the garden provides a generous outdoor space with excellent potential to create an attractive and secluded setting for relaxing and entertaining.

Location
The property is situated in a quiet corner of Clifton Road, a sought after residential road located on the western outskirts of Burgess Hill. The property is very conveniently located to take advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are easy to access. Both the town's mainline stations are within 1.7 miles whilst the town centre with its wide variety of amenities including a Waitrose Supermarket is within striking distance.

Finer Details
Tenure: Freehold
Title Number: WSX211440
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed: Ultrafast up to approx.1800 mbps









