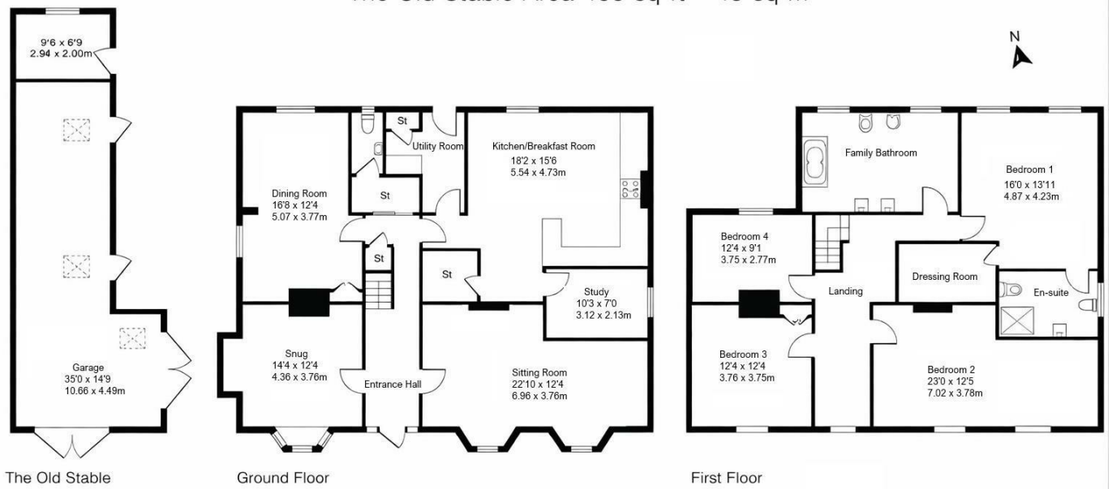
Approximate Gross Internal Area 2548 sq ft - 237 sq m

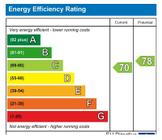
(Excluding The Old Stable)

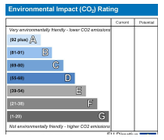
Ground Floor Area 1351 sq ft – 126 sq m

First Floor Area 1197 sq ft – 111 sq m

The Old Stable Area 458 sq ft – 43 sq m







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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.

Garfield, 52 Park Road, Burgess Hill, RH15 8ET

Guide Price £1,175,000 Freehold

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Garfield, 52 Park Road, Burgess Hill, RH15 8ET

Four bedroom detached Victorian home

Ample Parking

Coach house with potential to convert (further details available)

Approx 2,548 sq ft

Approx 0.23 acre plot with private garden

Desirable Park Road location

Short walk of Burgess Hill Station

No onward chain

Welcome to Garfield

Dating from the late 1870s, Garfield is a fine detached Victorian home of notable provenance, occupying a prestigious position on one of Burgess Hill's most sought-after residential roads, Park Road. Rich in architectural character and set within mature, private grounds, this exceptional property presents an increasingly rare opportunity to acquire a home of genuine historic significance - beautifully preserved and offering clear scope for sensitive enhancement.

Extending to approximately 2,548 sq ft, the accommodation is both generous and versatile, ideally suited to modern family living while retaining an unmistakable sense of period grandeur.

Believed to be among the earliest homes on Park Road, Garfield blends elegance with warmth, showcasing an abundance of original features including high ceilings, ornate fireplaces and beautifully preserved woodblock flooring. Throughout, carefully selected William Morris wallpapers complement the home's heritage, creating interiors of timeless sophistication. Once the residence of noted local philanthropist Sidney West, the property has been lovingly cared for by the current owners for almost four decades.

Approached via original timber gates and framed by established hedging, the house presents an impressive façade with white rendered elevations, stone quoins and sash-style windows beneath a traditional tiled roof. A classical pillared portico forms a striking entrance, opening into a welcoming reception hall where a galleried landing immediately conveys a sense of scale and light.

The principal reception rooms are beautifully proportioned, offering an ideal balance for both formal entertaining and relaxed day-to-day living. The drawing room is particularly impressive, featuring twin bay windows that flood the space with natural light, alongside an open fireplace for the colder months. Opposite, a more intimate snug provides a charming and cosy retreat, enhanced by panelled detailing, Lincrusta finishes and a further feature fireplace.

To the rear, the dining room offers a charming setting for entertaining, complete with exposed timbers and a characterful brick fireplace. The kitchen/breakfast room forms the heart of the home - generous in scale and full of rustic appeal, with handcrafted cabinetry, an exposed brick wall and a striking Paul Bocuse range cooker. French doors open directly onto the garden, seamlessly connecting indoor and outdoor living.

A traditional walk-in larder and well-appointed utility room, both retaining original clay tiled floors, enhance practicality, while a separate study provides an ideal work-from-home space. Additional ground floor benefits include a boot room and a convenient cloakroom.

First Floor

The first floor continues the home's sense of proportion, centred around a generous galleried landing. The principal suite offers a peaceful retreat, with a dressing room and en suite shower room, and delightful views across the rear garden. Three further bedrooms are served by a spacious family bathroom, featuring a freestanding roll-top bath and twin basins. A partially boarded loft provides excellent additional storage.

Gardens

Set within approximately 0.23 acres, the well-established and private grounds are approached via a gravel driveway providing ample off-road parking. Gated access and a mature hedge to the front create an attractive and welcoming first impression.

To the side, a further gravel driveway leads to a spacious detached former brick stable, currently utilised as a garage and workshop. This versatile outbuilding offers excellent potential for conversion into a home office, studio or self-contained annexe, subject to the necessary consents (further details available on request).

The rear garden is predominantly laid to lawn and features a generous terrace directly adjoining the kitchen - ideal for outdoor dining and entertaining. A second, substantial terrace positioned to the rear of the stables provides an additional, more secluded setting, perfect for barbecues and al fresco gatherings.

Enclosed by mature trees and fencing, the garden enjoys a high degree of privacy and tranquillity, further enhanced by well-established shrubs and flowering borders that bring colour and structure throughout the seasons.

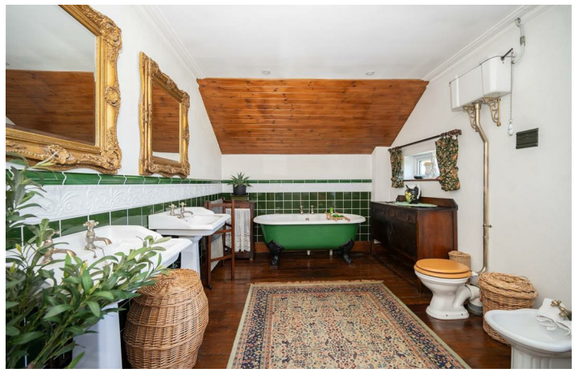
Location

Park Road is one of Burgess Hill's most desirable residential roads, ideally positioned within a short walk of the town centre and St John's Park. The town centre offers a comprehensive range of amenities, including well-known retailers such as Waitrose, complemented by an attractive mix of independent shops, cafés, bars, restaurants and a cinema.

St John's Park provides excellent leisure facilities, including tennis courts, a children's play area, and open green spaces - perfect for enjoying cricket during the summer months. A selection of popular independent coffee shops can also be found nearby along London Road.

For commuters, the property is situated approximately 0.6 miles from Burgess Hill mainline station, providing regular services to London Bridge and London Victoria in under an hour. Brighton is also easily accessible, located just three stops to the south, typically reached in around 20 minutes. Road connections are equally convenient, with swift access to the A23 via the A2300, linking to Brighton to the south and Gatwick Airport and the M25 to the north.

The area is well served by a strong selection of highly regarded schools. Independent options within easy reach include Burgess Hill School for Girls, as well as nearby Hurstpierpoint College and Ardingly College, both conveniently accessible by car.

Finer Details

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Council Tax Band: F
Available Broadband Speed: Ultrafast (up to 1800 mbps)