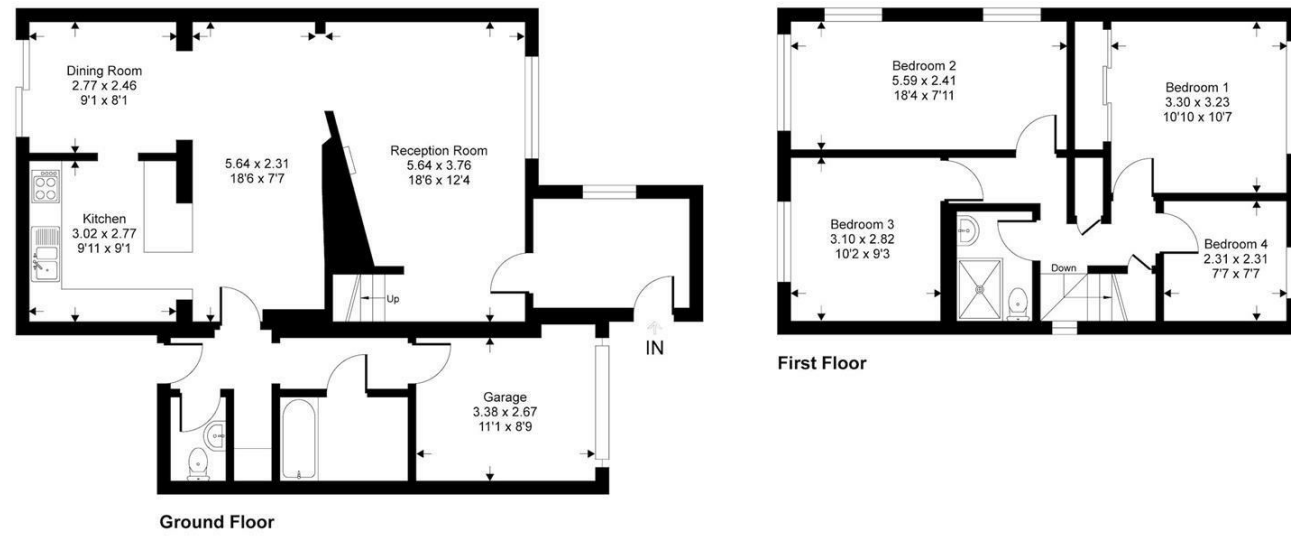
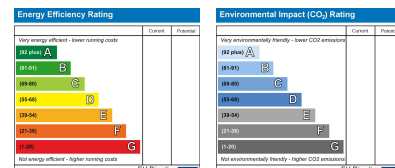


**Meadow Lane, RH15**

Approximate Gross Internal Area = 39 sq m / 1346 sq ft  
 Approximate Garage Internal Area = 9.3 sq m / 101 sq ft  
 Approximate Total Internal Area = 48.3 sq m / 1447 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. PSP Homes



**65 Meadow Lane, Burgess Hill, RH15 9JD**

**Price £550,000 Freehold**

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VIEWING BY APPOINTMENT WITH PSP HOMES  
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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.

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## 65 Meadow Lane, Burgess Hill, RH15 9JD

### What We Like.

- \* Extended, beautifully presented accommodation.
- \* Three reception rooms.
- \* Fine refitted shower room with additional modern bathroom.
- \* Three double bedrooms with forth presently arranged as an office.
- \* Attractive rear garden
- \* Well regarded location close to town.

### The Property.

A beautifully presented four-bedroom detached home situated on a highly regarded residential road. The property has been thoughtfully extended over two floors, creating generous and versatile family accommodation.

The ground floor features three inviting reception rooms, offering excellent flexibility for modern living. Upstairs, there are three well-proportioned double bedrooms along with a spacious fourth bedroom currently arranged as an office/study. The home also benefits from a superbly refitted shower room in addition to a separate family bathroom.

Outside, the rear garden provides a secluded and attractive space ideal for relaxation or entertaining, while the front garden includes a block-paved driveway with parking for several vehicles leading to the garage.

Meadow Lane enjoys a particularly convenient position, perfectly placed to take advantage of Burgess Hill's comprehensive range of amenities.

### Accommodation.

On the ground floor, a spacious entrance hall leads into the main reception room, which enjoys a front aspect and features an attractive fireplace. From here, two further reception areas branch off: one arranged as a cosy sitting room with fitted shelving and cupboards, and the other a dining room with patio doors opening directly onto the rear garden.

The kitchen offers a generous range of modern fitted units, complemented by ample space and services for appliances. Beyond this lies a useful lobby area giving access to a modern bathroom, separate WC, utility area, and doors to both the rear garden and the garage.

The first floor provides three double bedrooms, two of which benefit from fitted wardrobes, along with a fourth bedroom currently arranged as an office/study. These are served by a beautifully refitted shower room featuring Karndean flooring.

### Gardens and Parking.

At the front of the property, an attractive area of garden features a mature tree, set before a generous block-paved driveway providing off-road parking for several vehicles. This leads to the garage, which benefits from an automatic door, power and light.

The enclosed rear garden is a particularly appealing feature, offering a combination of lawn and paved terrace, complemented by raised beds stocked with mature trees, shrubs and planting. Additional interest is provided by trelliswork and a good-sized garden shed. To one side of the house, a wide pathway and storage area—complete with an additional shed—offers gated access to the front.



### Location.

Meadow Lane is very conveniently situated within a short walk to Burgess Hill town centre and the mainline train station. This well-connected location ensures that everyday amenities and transport links are all within close reach. Burgess Hill town centre provides a comprehensive selection of facilities, including a Waitrose supermarket, independent shops, tap rooms, restaurants, cafés, and leisure options such as The Triangle Leisure Centre. Ideal for commuters, the property benefits from excellent transport connections. Burgess Hill Station is located approximately 0.8 miles away and offers regular direct services to London Victoria and London Bridge in around 50 minutes, along with convenient links to Gatwick Airport and Brighton.

Surrounded by stunning countryside and picturesque villages including Hassocks and Ditchling, the area offers a perfect balance of semi-rural charm and modern convenience.

### Finer Details.

Tenure: Freehold  
Title Number: SX45797  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Available Broadband Speed: Ultrafast (up to 1000mbps)

We believe the above information to be accurate but recommend intending purchasers check the details personally before exchange of contracts.

### Further Attributes.

Further attributes include gas fired heating with a modern boiler (approximately two years) double glazing throughout and recently fitted parquet style flooring to the majority of the ground floor.

