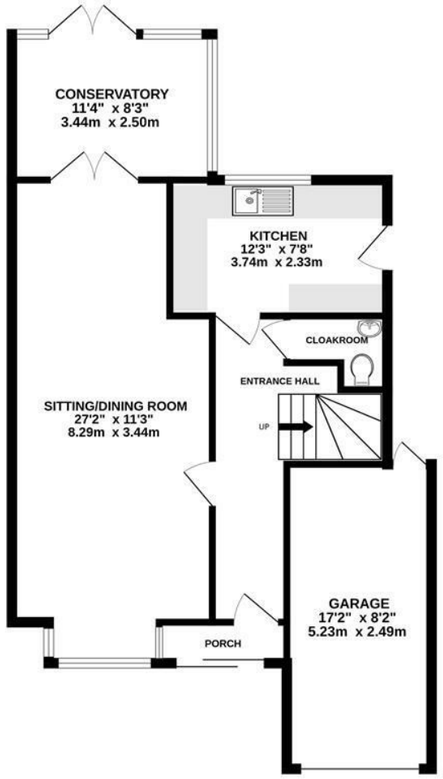
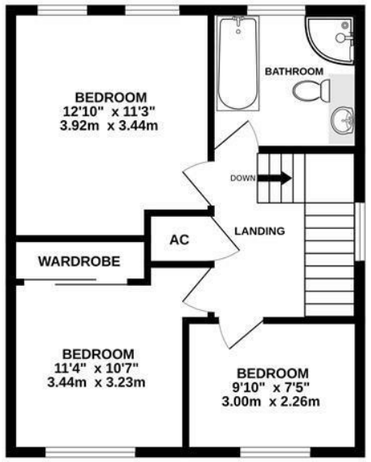
GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



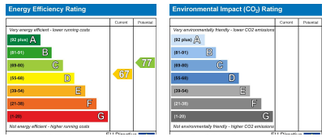
1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



INCLUDING GARAGE

TOTAL FLOOR AREA : 1231 sq.ft. (114.4 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2026



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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.

26 The Warren, Burgess Hill, West Sussex, RH15 0DZ

Guide Price £450,000 Freehold

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26 The Warren, Burgess Hill, West Sussex, RH15 0DZ

* Spacious three bedroom detached home

* Driveway for number of cars & garage

* Sought after location, within short walk of Birchwood Grove Primary School

* Walking distance to Burgess Hill train station

* Potential to modernise or extend (STPP)

* No onward chain

A spacious and well-proportioned three-bedroom detached family home, ideally situated within the highly sought-after residential road of The Warren in Burgess Hill. Offered to the market with no onward chain, this attractive property presents an excellent opportunity for buyers seeking a home with scope to modernise or extend subject to planning permission.

The accommodation is bright and airy throughout, featuring a generous sitting room that flows into a conservatory overlooking the rear garden. Outside, the property benefits from ample off-road parking for several vehicles, a garage and a private rear garden, providing excellent space for family living and entertaining. Conveniently located within easy reach of Burgess Hill mainline railway station and the highly regarded Birchwood Grove Primary School, this property combines a desirable location with exciting potential to create a wonderful long-term family home.

Ground Floor

The ground floor accommodation is approached via an enclosed entrance porch, leading into a welcoming entrance hall with doors providing access to the downstairs cloakroom, kitchen and principal reception room. Positioned to the rear of the property, the kitchen enjoys pleasant views over the garden and offers an excellent range of worktop space and storage cupboards, together with a convenient side door providing direct access to the outside.

The impressive dual-aspect living/dining room is a particular feature of the home, measuring approximately 27ft in length and providing an abundance of space for both relaxation and entertaining. A large bay window to the front aspect floods the room with natural light, while the dining area comfortably accommodates a family-sized table. Double doors lead through to the conservatory, which benefits from a pitched roof, creating a bright and comfortable additional reception space overlooking the rear garden. Further double doors open directly onto the garden, seamlessly connecting the indoor and outdoor living areas.

First Floor

The first floor is accessed via a central landing, which provides access to the loft space, airing cupboard and all first-floor accommodation.

The principal bedroom is a particularly spacious double room, enjoying a pleasant outlook over the rear garden through two windows that allow for an abundance of natural light. Bedroom two is also a generously sized double bedroom and benefits from built-in wardrobes, providing excellent storage. Bedroom three is a well-proportioned single room, ideal as a child's bedroom, guest room or home office.

Completing the accommodation is the spacious family bathroom, fitted with a modern suite comprising a panel-enclosed bath, separate shower cubicle, vanity unit incorporating a wash hand basin and a WC. The room offers both practicality and comfort, serving the needs of a growing family.

Further Attributes

Gas central heating, uPVC double glazing throughout and being sold with no onward chain.

Outside

To the front of the property, a generous brick-paved driveway provides off-road parking for several vehicles and leads to the attached garage. Mature hedging and well-stocked flower beds create an attractive approach while offering a good degree of privacy. The garage benefits from an up-and-over door, power and lighting, together with a rear access door leading directly into the garden. A gated side access also provides convenient entry to the rear of the property.

The rear garden enjoys a private and established setting, making it an ideal space for relaxing and entertaining. Immediately adjoining the conservatory is a paved terrace, perfect for outdoor dining, while the remainder of the garden is predominantly laid to lawn and bordered by mature planting, including a variety of evergreen shrubs and seasonal flowers. A charming pond is positioned towards the rear of the garden, adding further character to the outdoor space. Additional features include an outside tap and a useful covered area linking the kitchen to the rear of the garage, providing sheltered access and practical storage space.

Location

The Warren is ideally located in a desirable residential location within a short walk of Burgess Hill mainline train station and town centre, which offers a wide range of amenities including a Waitrose supermarket, local shops and cafes. The Warren is also located within a short walk of the highly regarded Primary School Birchwood Grove. The Triangle Leisure Centre and the A23 link road are also within close reach, providing convenient connections to Brighton, Gatwick, and beyond. Burgess Hill mainline train station is located approximately 0.8 miles from the property, offers regular services to London (Bridge and Victoria), Gatwick Airport, Brighton and Haywards Heath, making it an excellent location for both local and long-distance commuting.

The town is surrounded by picturesque Sussex countryside and historic villages such as Ditchling, Hurstpierpoint, and Hassocks all offering scenic walks, traditional pubs, and a taste of village life within a short drive.

The Finer Details

Tenure: Freehold
Title Number: WSX27270
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed; Ultrafast (up to 1000mbps)