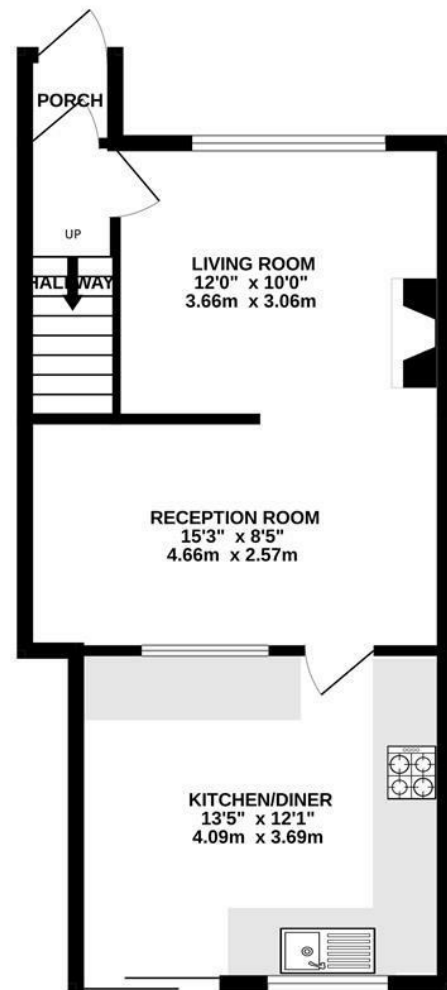
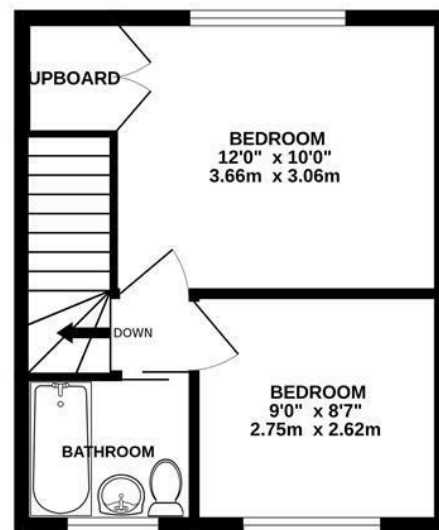


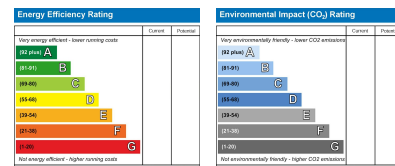
GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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3 The Gattons, Burgess Hill, West Sussex, RH15 9SW

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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.

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3 The Gattons, Burgess Hill, West Sussex, RH15 9SW

- \* Two double bedroom terrace house
- \* Driveway to the front for two cars & further parking to the rear
- \* Extended to provide flexible accommodation
- \* Large West aspect rear garden
- \* Potential to extend or convert the loft (STPP)
- \* Walking distance of schools & train station

A spacious two-bedroom mid-terrace home offers versatile accommodation, ideal for first-time buyers, downsizers or investors alike. The property benefits from off-road parking to both the front and rear, along with a generous west-facing rear garden, perfect for enjoying afternoon and evening sunshine.

The property has been thoughtfully extended on the ground floor, creating flexible and adaptable living space to suit a variety of needs. Upstairs, the home features two well-proportioned double bedrooms and a modern family bathroom, with scope to extend further or convert the loft (subject to planning permssion).

Situated in a quiet cul-de-sac, The Gattons is conveniently located within walking distance of local schools, Burgess Hill town centre, and the mainline train station, offering excellent transport links.

Ground Floor

The ground floor accommodation comprises an enclosed porch leading into a welcoming entrance hall with stairs rising to the first floor and doors opening into a spacious living room. The living room offers excellent zoned living space, featuring an attractive fireplace and ample room for both seating and additional uses such as a dining area, playroom or home office, providing flexible living to suit modern lifestyles.

Leading from the living room is the rear extension, which creates a generous kitchen/dining room fitted with a range of wall and base units, ample worktop space and integrated appliances including an oven and five-ring gas hob. There is further space and plumbing for a washing machine, tumble dryer, fridge and freezer. The room comfortably accommodates a family dining table and enjoys pleasant views over the rear garden, with sliding doors providing direct access to the garden terrace — ideal for entertaining and indoor-outdoor living.

First Floor

The first floor comprises a landing with loft access and doors leading to two well-proportioned double bedrooms and the family bathroom. The principal bedroom measures approximately 12' x 10' and benefits from built-in wardrobes, providing excellent storage. The second bedroom is also a generous double room and enjoys pleasant views across the rear garden.

The family bathroom is fitted with a modern white suite comprising a panel-enclosed bath with shower screen and Mira shower over, pedestal wash hand basin and low-level WC. The room is complemented by part-tiled walls, a heated towel radiator and an opaque window to the rear, allowing for natural light while maintaining privacy.

Further Attributes

Gas central heating, uPVC double glazing and potential to extend further or convert the loft (STPP).



Outside

To the front of the property there is off-road parking for two vehicles via a brick-paved driveway.

The rear garden is a particular feature of the home, enjoying a private west-facing aspect and measuring approximately 60ft in length. Immediately adjoining the kitchen/dining room is a spacious terrace area, ideal for outdoor dining and entertaining with outside lighting and external power. The remainder of the garden is predominantly laid to lawn and enhanced by a mature tree, creating a pleasant outdoor space. To the rear of the garden there is a timber-framed shed and gated rear access leading to additional parking.

Location

The Gattons is a quiet cul-de-sac situated to western side of Burgess Hill. The location provides quick and easy access to to the A23, providing convenient links to London, Gatwick Airport, and the South Coast/A27. Everyday essentials are catered for with a parade of shops and Tesco Express just down the road, while families will appreciate the choice of well-regarded local schools, including Southway Juniors, The Gattons Infants, and St Paul's Catholic College. Leisure and social options are equally appealing, with the Woolpack Pub and Beer Garden within easy reach, and the popular Triangle Leisure Centre just a 10-minute walk away.

Burgess Hill town centre offers a wide variety of amenities, including a Waitrose supermarket, independent shops, cafés, restaurants, and further leisure facilities. For commuters, the property enjoys excellent transport links, with Burgess Hill Station approximately 1.1 miles away, providing regular direct services to London Victoria and London Bridge in around 50 minutes, as well as convenient connections to Gatwick Airport and Brighton.

Finer Details

Tenure: Freehold

Title Number: SX157901

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed; Ultrafast (up to 1800mbps)

