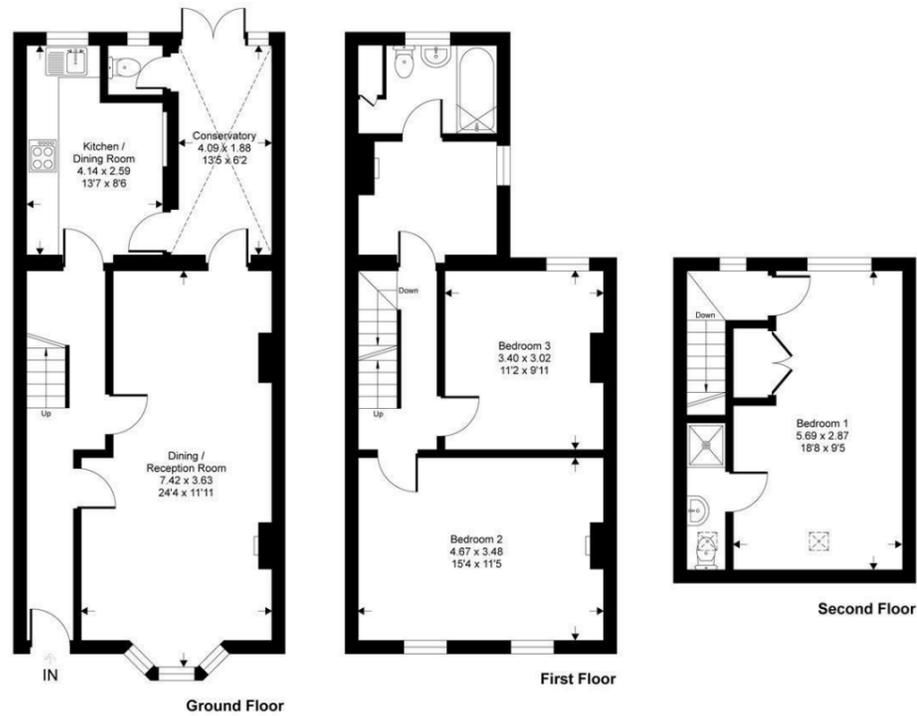


**Fairfield Road, RH15**

Approximate Gross Internal Area = 121.2 sq m / 1305 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	



**72 Fairfield Road, Burgess Hill, West Sussex, RH15 8NT**

**Guide Price £475,000 Freehold**

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72 Fairfield Road, Burgess Hill, West Sussex, RH15 8NT

- \* Charming three/four bedroom Victorian home
- \* Family bathroom, downstairs cloakroom & en-suite shower room
- \* South facing rear garden
- \* Character features throughout
- \* Off-road parking up to three cars
- \* Within walking distance of Burgess Hill and Wivelsfield mainline stations

A charming Victorian end-of-terrace home, ideally positioned along the ever-popular Fairfield Road in Burgess Hill, offering a wonderful blend of period charm and practical modern living. This delightful property boasts an impressive south-facing rear garden — perfect for entertaining, gardening enthusiasts, or simply enjoying the sunshine throughout the day — along with the rare advantage of off-road parking for up to three vehicles.

Rich in character, the home showcases a host of original Victorian features, including high ceilings, an attractive open fireplace, elegant sash windows, and beautifully exposed floorboards, all of which create a warm and inviting atmosphere. Arranged over three well-proportioned floors, the property offers versatile and flexible accommodation extending to approximately 1,305 sq ft, making it ideally suited to growing families, professionals working from home, or those seeking adaptable living space.

#### Ground Floor

The ground floor accommodation is both welcoming and well arranged, beginning with an entrance hall featuring a staircase rising to the first floor and doors leading to the principal reception areas.

The impressive living/dining room extends to approximately 24'4" in length, offering a wonderfully versatile open-plan space ideal for both relaxing and entertaining. A bay window to the front elevation fills the room with natural light, while charming period details including picture rails, exposed wooden floorboards and an attractive open fireplace create a warm and characterful setting. A rear door provides seamless access through to the conservatory.

The kitchen is well proportioned and thoughtfully laid out, offering ample worktop space and a range of cupboards, complemented by an integrated oven and gas hob. There is sufficient space for a breakfast table, making it a sociable hub of the home. The kitchen enjoys pleasant views over the rear garden and also benefits from direct access to the conservatory.

The conservatory provides a bright and flexible additional reception space with delightful outlooks across the garden and French doors opening onto the patio and lawn beyond. It offers excellent potential to extend and incorporate into a larger kitchen/dining area (subject to the necessary planning permissions), and also provides access to a convenient downstairs cloakroom.

#### First & Second Floor

The first floor continues to offer well-balanced and practical accommodation. A central landing provides access to two generous double bedrooms, both enjoying pleasant outlooks and ample space for bedroom furnishings. In addition, there is an occasional third bedroom, perfectly suited as a home office, nursery or guest room, offering flexibility to adapt to modern lifestyle requirements, with doors leading to the family bathroom. Fitted a panelled bath with rainfall shower over, WC and wash hand basin, creating a stylish and functional space to serve the first-floor bedrooms.

Stairs rise to the second floor, where the property is crowned by an impressive principal bedroom suite. This generous dual-aspect room is flooded with natural light and offers a wonderful sense of space and privacy. Features include built-in wardrobes, additional loft storage and a skylight window, further enhancing the bright and airy feel.

The bedroom is served by a well-appointed en-suite shower room comprising a shower enclosure, WC and wash hand basin, creating a comfortable and self-contained retreat on the top floor.



#### Further Attributes

Further benefits of the property include gas-fired central heating and double-glazed sash-style windows, ensuring comfort and efficiency throughout the year.

#### Outside

To the front, the property is complemented by a low-maintenance garden, bordered by a wall and a pathway leading to the welcoming front door.

To the side, there is off-road parking for up to three vehicles, with gated access leading through to the rear garden. Adding to the property's character, a mature wisteria climbs gracefully along the side of the house, enhancing the overall charm and appeal of this delightful Victorian home.

To the rear, the property boasts a private, south-facing garden, perfect for enjoying the sunshine throughout the day. A large terrace extends directly from the conservatory, providing an ideal space for outdoor dining and entertaining. The garden is predominantly laid to lawn, bordered by mature hedges on one side and raised beds with shrubs on the other. Additional features include two timber-framed sheds, providing useful storage, and an outside tap for convenience.

#### Location

Situated on Fairfield Road, Burgess Hill, the property is within easy walking distance of both Burgess Hill and Wivelsfield mainline stations, St John's Park, and a range of independent coffee shops and amenities along London Road. 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 including road connection to A23/M23 for Brighton and Gatwick Airport. Burgess Hill Station is located approximately 1.1 miles away and Wivelsfield Station is located approximately 1 mile, with both stations offering regular direct services to London Victoria and London Bridge in around 50 minutes, along with convenient links to Gatwick Airport and Brighton.

#### The Finer Details

Tenure: Freehold  
Title Number: WSX216843  
Local Authority: Mid Sussex District Council  
Council Tax Band: C  
Available Broadband Speed; Ultrafast (up to 1800Mbps)

