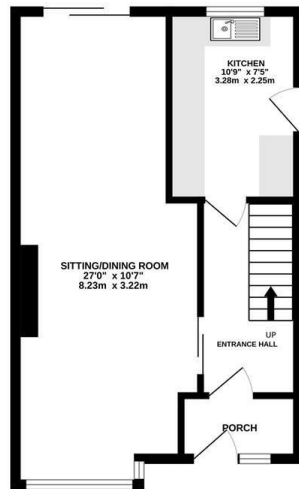
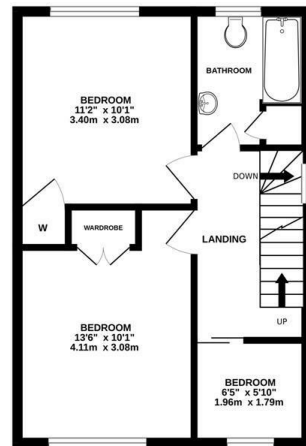


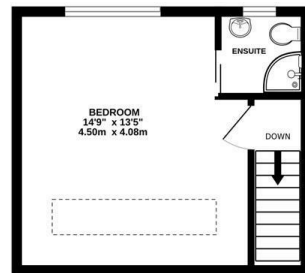
GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR  
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA: 1068 sq.ft. (99.2 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metroplex ©2025

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	



2 Condor Way, Burgess Hill, RH15 9QA

Guide Price £415,000 Freehold

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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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## 2 Condor Way, Burgess Hill, RH15 9QA

- \* Spacious three/four bedroom semi detached home
- \* Family bathroom & en-suite shower room
- \* Potential to modernise
- \* Off road parking & garage
- \* Private landscaped rear garden
- \* No onward chain

Coming to the market for the first time in over 61 years, this spacious three/four-bedroom semi-detached home has been lovingly maintained as a family residence and is now offered with no onward chain. Situated in Condor Way, the property is ideally positioned within walking distance of the town centre, mainline railway station and well-regarded local schools.

Arranged over three floors, the accommodation extends to approximately 1,068 sq ft and offers generous and versatile living space throughout. Externally, the property benefits from a private driveway, garage and a secluded rear garden, making it an ideal home for families and commuters alike. A rare opportunity to acquire a well-proportioned home in an established residential location with excellent convenience and long-term potential.

### Ground Floor

The ground floor comprises an enclosed porch opening into the entrance hall, with doors leading to the principal reception room and kitchen. The spacious dual-aspect sitting/dining room measures approximately 27'0 x 10'7 and provides an excellent family living and entertaining space. To the front, a bay window allows for plenty of natural light, while a feature fireplace creates an attractive focal point. To the rear, there is ample space for a dining table, with patio doors opening directly onto the rear garden.

The kitchen is positioned to the rear of the property and enjoys a pleasant outlook over the garden. Fitted with a range of units and generous worktop space, the room also benefits from useful side access to the driveway and garden.

### First & Second Floor

The first floor comprises a central landing with doors leading to three bedrooms and the family bathroom. The principal bedroom is positioned to the front of the property and benefits from built-in wardrobes. Bedroom two is a well-proportioned double room overlooking the rear garden, complete with useful storage. The third bedroom provides a versatile space, ideal for use as a nursery, child's bedroom or home office. The family bathroom is fitted with a bath, wash hand basin and WC, along with a useful linen cupboard for additional storage.

Stairs rise to the second floor, where a spacious additional bedroom enjoys elevated views to the rear. This impressive room also benefits from eaves storage and a private en-suite shower room fitted with a shower cubicle, WC and wash hand basin.



### Outside

To the front, the property benefits from an area of lawn with a driveway to the side providing off-road parking for two to three vehicles and leading to the garage, which is fitted with an up-and-over door.

The rear garden offers a good degree of privacy and has been attractively landscaped with a variety of mature trees, shrubs and established planting. A pond and generous terrace area adjoining the house create an ideal space for outdoor dining and entertaining.

### Location

Condor Way is located on the western side of Burgess Hill. The location provides quick and easy access 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 popular Triangle Leisure Centre nearby.

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.

### The Finer Details

Tenure: Freehold  
Title Number: SX66517  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Available Broadband Speed; Ultrafast (up to 1800mbps)

