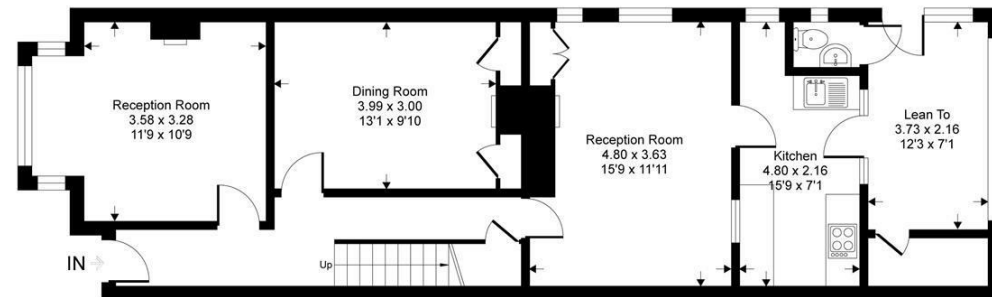


**Mill Road, RH15**  
Approximate Gross Internal Area = 134 sq m / 1443 sq ft

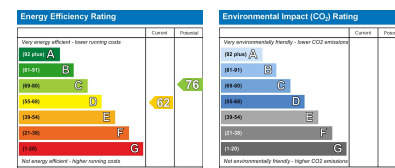


First Floor



Ground Floor

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



**53 Mill Road, Burgess Hill, RH15 8DY**

**Price £525,000 Freehold**

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VIEWING BY APPOINTMENT WITH PSP HOMES  
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.

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## 53 Mill Road, Burgess Hill, RH15 8DY

What we like.

- \* A fine example of an unspoilt Victorian semi detached house.
- \* Meticulously clean with plenty of scope for refurbishment and alteration.
- \* Considerable space in loft area for further accommodation.
- \* Mature, attractive gardens, private driveway parking.
- \* Prime, central location, easy walk of station and town centre.
- \* NO ON GOING CHAIN.

### The Property.

A handsome semi-detached Victorian house, brought to the market for the first time since 1963. The property is presented in exceptionally clean and tidy order throughout, retaining a wealth of inherent period features, and offers a rare opportunity to both extend and refurbish to create a fine family home. The loft space provides considerable scope for additional accommodation, as demonstrated by numerous neighbouring examples, subject to the necessary consents. The property is very conveniently situated, just a short walk from both Burgess Hill's main line station and the town centre shopping facilities.

### Accommodation.

On the ground floor the entrance hall features the original staircase rising to the first floor. There are three separate reception rooms, with the sitting room enjoying a fine box bay window to the front. The dining room benefits from tall sash windows to the side, whilst the rear reception room adjoins the fitted kitchen. These two rooms could be combined to create a superb kitchen/dining space. Beyond this is a lean-to/lobby with access to a wc/cloakroom. To the first floor are three double bedrooms, with the main bedroom being of particularly generous size. Bedrooms two and three also offer excellent proportions, and they are served by the family bathroom. The landing provides a natural return for a staircase to lead up to the spacious loft area.

### Gardens and Parking.

To the rear is an attractive, mature garden enclosed garden, enjoying an area of lawn relieved by an array of plants and shrubs. There is a feature Victorian brick garden wall as well as gated access to one side leading to the front. At the front of the property is a further area of garden, the original tiled footpath and a driveway affording off road parking for two vehicles.



### Location.

Mill Road is a well-connected residential road within easy walking distance of Burgess Hill mainline station – ideal for commuters travelling to London or Brighton. The town centre is just around the corner, offering a wide selection of shops, cafés and restaurants, including a Waitrose supermarket. The nearby Triangle Leisure Centre provides excellent fitness and recreational facilities, while the A23 and surrounding countryside are both easily accessible for those who enjoy outdoor pursuits.

### Further Attributes.

The property provides a wealth of period features which include high ceilings, original joinery such as sash windows, internal and external doors and picture rails, together with fireplaces, stained glass leaded lights and ceiling roses.

### Finers Details

Tenure: Freehold

Title Number: WSX354553

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast (up to 1000mbps)

