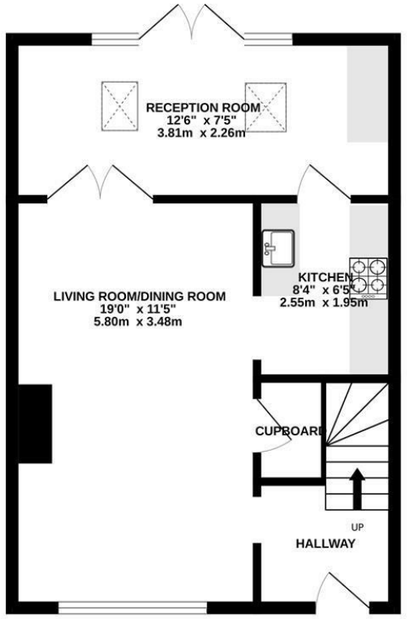
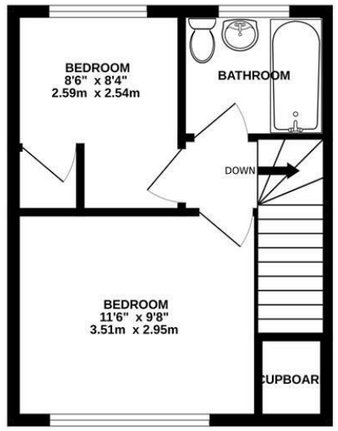
GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

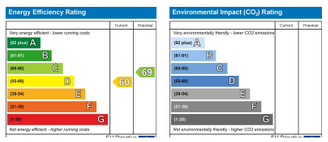


1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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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.







32 The Gattons, Burgess Hill, RH15 9SW

Guide Price £320,000 Freehold

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32 The Gattons, Burgess Hill, RH15 9SW

- Beautifully presented two-bedroom home
- Extended ground floor accommodation
- Short walk of schools & mainline train station
- South-east facing rear garden
- Driveway parking
- Quiet cul-de-sac location

A very well presented two-bedroom terraced home, ideally situated within a quiet cul-de-sac in The Gattons of Burgess Hill. Benefiting from off-road parking to the front and a private south-east facing rear garden, this attractive property has been thoughtfully extended on the ground floor to provide versatile and well-balanced living accommodation.

Tastefully decorated throughout in fresh, neutral tones, the home is ready for immediate occupation and features two generous double bedrooms, making it an excellent choice for first-time buyers, professional couples or those looking to downsize.

The Gattons is conveniently positioned within walking distance of Burgess Hill town centre, the mainline railway station and a selection of well-regarded local schools. With excellent transport links, nearby amenities and attractive green spaces close by, this property combines peaceful living with everyday convenience.

Ground Floor
The ground floor comprises a welcoming entrance hall with stairs rising to the first floor and a door leading into the spacious living/dining room. Measuring approximately 19 feet in length, this bright and versatile reception room features an attractive gas fireplace, useful understairs storage and ample space for both seating and dining. The kitchen is fitted with a range of wall and base units, providing generous worktop space and storage, with an open-plan feel flowing through to the rear extension.

The rear extension offers excellent flexibility and is currently arranged as an additional reception space, ideal as a playroom, home office, dining room or with potential to create an enlarged kitchen, subject to any necessary consents. Flooded with natural light from a pitched roof with Velux skylights, the room also benefits from plumbing for a washing machine, pleasant views over the rear garden and double doors opening directly onto the patio, creating a wonderful indoor-outdoor living space.

First Floor
The first floor comprises a landing with doors leading to both bedrooms and the family bathroom. The principal bedroom is a spacious double room positioned to the front of the property, benefiting from useful built-in storage above the staircase. Bedroom two is another generous double room overlooking the rear garden, making it ideal as a guest bedroom, child's room or home office. The family bathroom is fitted with a modern white suite comprising a panel-enclosed bath with shower over, wash hand basin with vanity unit and WC, creating a stylish and practical space for everyday living.



Further Attributes
Gas central heating and uPVC double glazing throughout.

Outside
To the front, the property benefits from a low-maintenance frontage with a gravel driveway providing off-road parking and a pathway leading to the front entrance.

The private rear garden enjoys a desirable south-east aspect and is predominantly laid to lawn, with a pathway leading to the rear gated access. A prepared sub-base at the rear offers excellent potential to create a larger terrace for outdoor entertaining or, subject to any necessary consents, a garden studio or home office.

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.

The Finer Details
Tenure: Freehold
Title Number: SX137085
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed; Ultrafast (up to 1800mbps)











