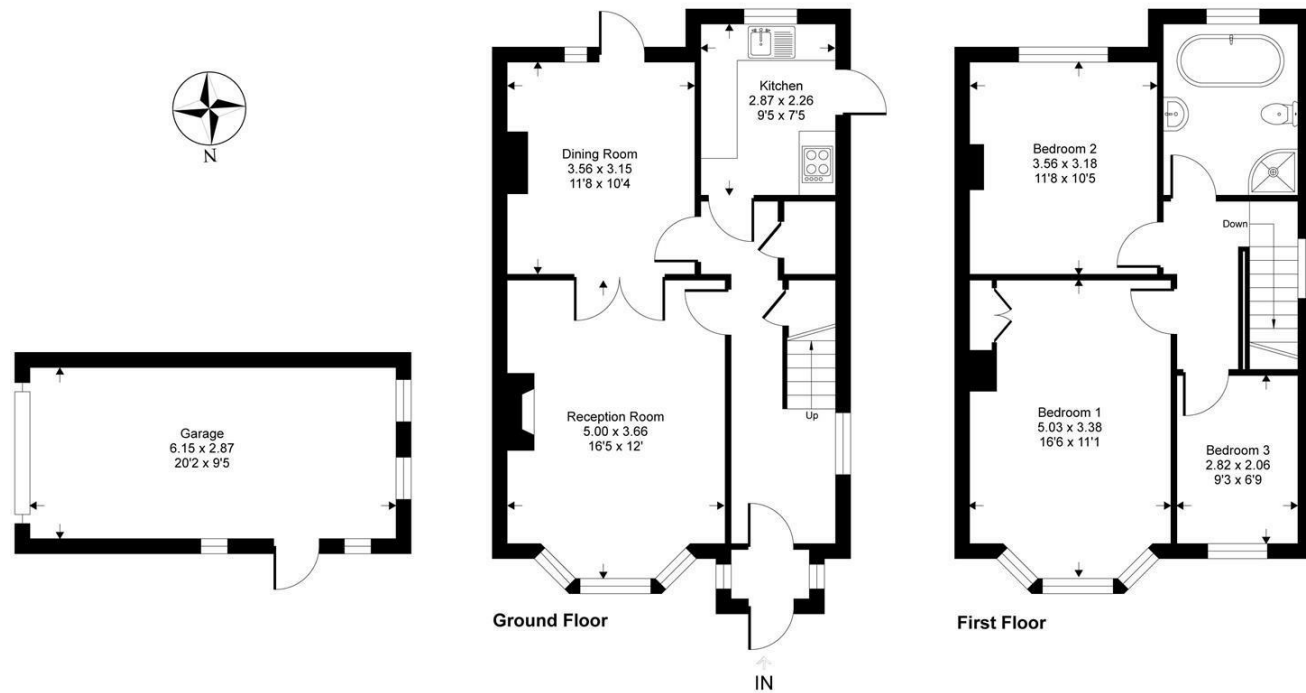


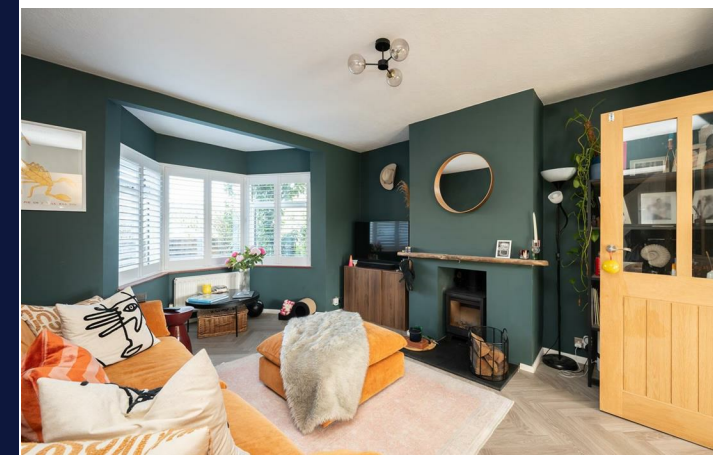
Station Road, RH15
 Approximate Gross Internal Area = 94.3 sq m / 1015 sq ft
 Approximate Garage Internal Area = 17.5 sq m / 189 sq ft
 Approximate Total Internal Area = 111.8 sq m / 1204 sq ft



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 ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

Energy Efficiency Rating: 72
 Environmental Impact (CO₂) Rating: 51



95 Station Road, Burgess Hill, RH15 9ED

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95 Station Road, Burgess Hill, RH15 9ED

- * Beautifully presented 1930s semi-detached home
- * Short walk to Burgess Hill town centre and mainline train station
- * Tastefully refurbished throughout by the current owner
- * Retains many charming period features
- * Off-road parking to the front of the property
- * Sunny south-facing rear garden
- * Garage located to the rear

A beautifully presented 1930s semi-detached home ideally situated within a short walk of Burgess Hill town centre and the mainline train station. The property benefits from off-road parking to the front, a sunny south-facing rear garden and the added advantage of a garage located to the rear.

Tastefully refurbished throughout by the current owner, the home combines stylish modern finishes with the retained charm and character typical of a traditional 1930s property. Thoughtful updates and attractive design touches are evident throughout, creating a warm and inviting home ready for immediate occupation.

Ground Floor

The ground floor begins with an enclosed porch opening into a bright and airy entrance hall, featuring useful understairs storage, stairs rising to the first floor and doors leading to the sitting room, dining room and kitchen.

The cosy sitting room is positioned to the front of the property and features a bay window fitted with shutters, along with a log-burning stove that creates a warm and inviting atmosphere. Double oak-framed doors open through to the dining room at the rear, offering the flexibility to either separate the rooms or open them up for a more sociable layout. The dining room enjoys pleasant views across the rear garden and benefits from a door leading directly onto the terrace.

The kitchen is also located at the rear of the house, overlooking the garden, and is well fitted with ample worktop space, a range of cupboards and integrated appliances. A side door provides convenient access to the side of the property and the rear garden.

The ground floor has been decorated to a particularly high standard, with attractive finishing touches including Karndeian herringbone-style flooring throughout and quality oak internal doors, enhancing the character and overall presentation of the home.

First Floor

The first floor comprises a landing with a side window allowing additional natural light to flow through the space, with doors leading to the bedrooms and family bathroom.

The main bedroom is a particularly spacious room measuring approximately 16'5" x 12", featuring a bay window and built-in wardrobes. Bedroom two is also a well-proportioned double bedroom positioned to the rear of the property, enjoying pleasant views across the garden. Bedroom three is a single room which offers flexibility for use as a bedroom, home office or dressing room.

The bathroom has been stylishly restored in keeping with the character of the house and features a roll-top bath, separate shower enclosure with rainfall shower, WC and wash basin.



Further Attributes

Gas central heating with combi boiler fitted 2024 and uPVC double glazing

Outside

To the front of the property is a brick-paved driveway providing off-road parking for two vehicles, bordered by a low brick wall to the front with mature shrubs and hedging to the side. A side gate provides convenient access through to the rear garden.

The rear garden is a particular feature of the property, enjoying a private southerly aspect. Immediately adjoining the house is a generous terrace area, ideal for outdoor dining and entertaining. The remainder of the garden is mainly laid to lawn and bordered by a variety of mature shrubs and planting, including laurel and Red Robin, creating an attractive and well-established setting.

To the rear of the garden is a single garage, which benefits from a rear access door from the garden as well as an up-and-over door to the front, and is equipped with an electricity supply.

Location

Station Road is conveniently situated in Burgess Hill, offering a short walk to the town centre and the mainline train station. This well-connected location ensures that everyday amenities and transport links are all within close reach. 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. Burgess Hill Station is located approximately 0.3 miles away and offers regular direct services to London Victoria and London Bridge in around 50 minutes, along with convenient links to Gatwick Airport and Brighton.

Surrounded by stunning countryside and picturesque villages including Hassocks and Ditchling, the area offers a perfect balance of semi-rural charm and modern convenience.

The Finer Details

Tenure: Freehold

Title: SX30626

Local Authority: Mid Sussex District Council

Council Tax Band: C

Broadband: Ultrafast up to 1,000 Mbps

