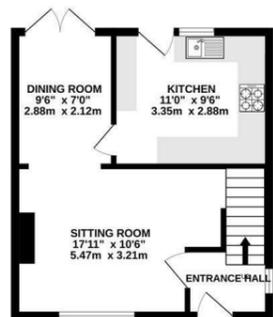


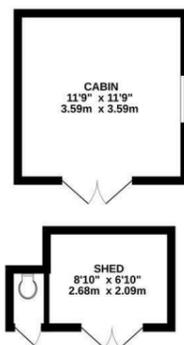
GROUND FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



OUTBUILDINGS  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2026

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



92 St. Andrews Road, Burgess Hill, RH15 0PH

Guide Price £325,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES  
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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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92 St. Andrews Road, Burgess Hill, RH15 0PH

- \* Two bedroom semi-detached house
- \* Approx 80 ft South-East aspect rear garden
- \* Large garden cabin
- \* Potential to modernise & extend (STPP)
- \* Short walk to Wivelsfield Station
- \* No onward chain

A two-bedroom semi-detached home offering excellent potential to modernise or extend (subject to the necessary planning permissions). The property boasts an impressive south-east facing rear garden measuring approximately 80ft, featuring a spacious garden cabin, outside toilet and brick-built shed. Offered to the market with no onward chain, this home presents an ideal opportunity for buyers looking to create and personalise their perfect space.

#### Ground Floor

The ground floor comprises an entrance hall with space for coats and shoes, and a staircase rising to the first floor. A door leads through to the spacious living room, offering flexible living space and opening into the dining area. The dining room benefits from double doors opening onto the rear garden and provides access through to the kitchen. The kitchen is fitted with a range of cupboards and ample worktop space, featuring an integrated oven and hob, with additional space for further appliances. A door from the kitchen also leads out to the rear garden.

#### First Floor

The first floor comprises a landing with doors leading to two double bedrooms and the family bathroom. The principal bedroom is positioned to the front, benefiting from two windows, a feature (non-operational) fireplace, and useful storage over the stairs. The second bedroom is located to the rear and is also a well-proportioned double, enjoying views across the rear garden and fitted wardrobes. The family bathroom is fitted with a white suite, comprising a bath with shower over, WC and wash hand basin.

#### Further Attributes

Being sold with no onward chain the property has recently been decorated throughout, with blank canvas to make your own. Further benefits include gas central heating and uPVC.



#### Outside

To the front, there is an attractive garden mainly laid to lawn, complemented by a range of mature shrubs, with a pathway leading to the front door and side gate access. Set within a total plot of approximately 0.12 acres, the rear garden is a particular feature of the property. Enjoying a private south-east aspect and measuring approximately 80ft in length, the garden is predominantly laid to lawn and offers excellent scope for further landscaping to suit a buyer's taste.

The garden also benefits from a substantial cabin, providing fantastic potential to be modernised into a home office, gym, or studio space. In addition, there is a brick-built shed and an outside toilet, adding further practicality to this generous outdoor space.

Parking on road with potential (subject to correct permission to provide off road parking).

#### Location

St Andrews Road is situated on the eastern outskirts of Burgess Hill and conveniently located to take advantage of highly regarded primary schools including Oak Tree within a short walk. The property is within easy access to the town centre with its wide variety of facilities including a Waitrose supermarket. Wivelsfield main line railway station is within approximately 0.6 mile distance whilst Burgess Hill's station is also within easy striking distance, as are the Triangle Leisure Centre and the A23 link road. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

#### The Finer Details

Tenure: Freehold

Title Number: WSX103280

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed: Ultrafast (up to 1000 Mbps)

