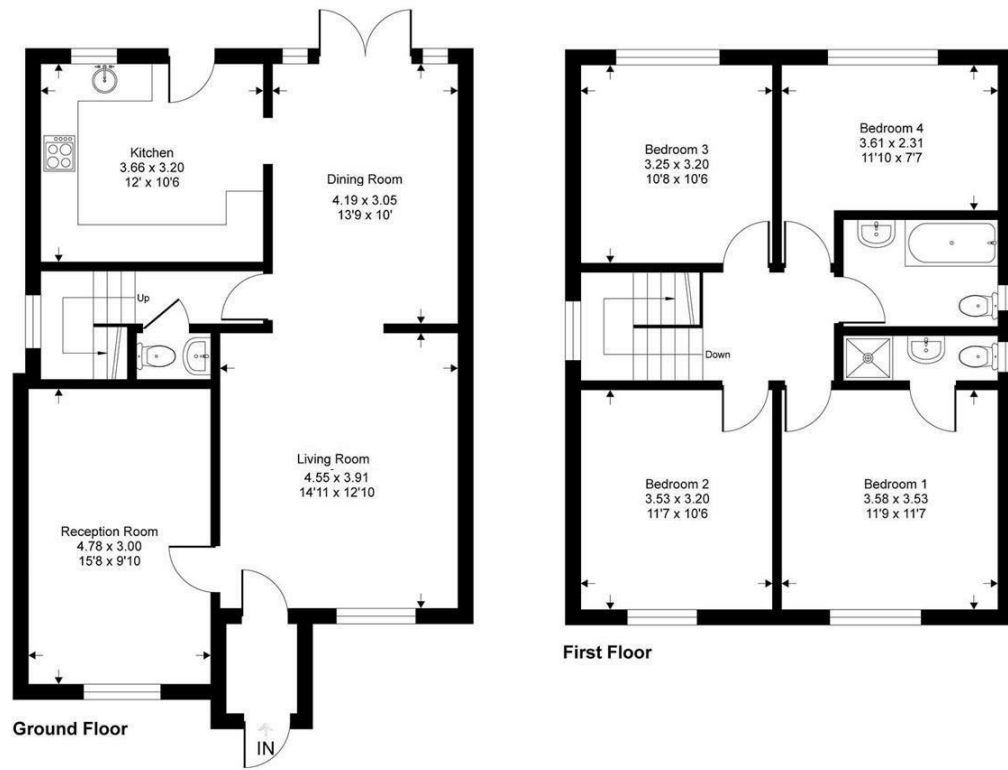
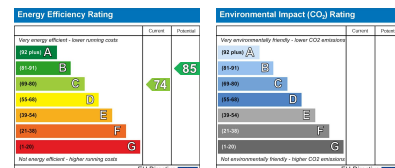


Blackthorns, RH15

Approximate Gross Internal Area = 129.4 sq m / 1393 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



14 The Blackthorns, Burgess Hill, RH15 8HW

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14 The Blackthorns, Burgess Hill, RH15 8HW

- * Four bedroom detached house, approx 1393 sq ft
- * Living room, dining room and play room
- * Family bathroom, en-suite shower room & downstairs cloakroom
- * Cul-de-sac location within short walk of Wivesfield mainline train station
- * Ample parking
- * Large garden with summer house

A spacious and beautifully presented four-bedroom detached home, offering approximately 1,393 sq ft of well-appointed accommodation. Set within a quiet cul-de-sac, the property boasts off-road parking for multiple vehicles, a generous and mature east-facing garden backing onto established trees for added privacy, and a stylish garden studio with a west-facing decked terrace—ideal for enjoying the afternoon and evening sun.

Perfectly positioned just a short walk from Bedelands Nature Reserve and Wivesfield mainline station, this home combines comfort, convenience, and a peaceful setting—making it an excellent choice for families and professionals alike.

Ground Floor

The ground floor begins with a welcoming entrance porch, leading into a spacious living room featuring a gas fireplace—creating a cosy focal point. To the rear, the living room opens into the dining area, which enjoys views of the garden and direct access via French doors. Just off the dining room is a modern, well-appointed kitchen, offering ample worktop space, generous cupboard storage, and integrated appliances including an oven, electric hob, and dishwasher. A rear door provides further access to the garden. An additional reception room offers versatile use—ideal as a playroom, home office, or snug—with its own side access and an open utility area complete with a sink and plumbing for a washing machine. From the living room, a rear hallway leads to a convenient downstairs cloakroom, storage (accessed externally), and a staircase rising to the first floor.

First Floor

The first floor is accessed via a spacious landing, featuring a window that allows natural light to fill the space. Doors lead to all four bedrooms and the family bathroom. The main bedroom is a generous double and benefits from a private en-suite shower room, complete with shower enclosure, WC, and wash basin. The three additional bedrooms are all comfortable doubles, offering flexibility for family, guests, or home working. The contemporary family bathroom has been stylishly refitted in recent years and features a bath with overhead shower, WC, wash basin, and a heated towel rail.

Further Attributes

Further features include gas central heating, uPVC double glazing throughout, and a high standard of presentation—making the property truly turnkey-ready for its next owners.



Outside

To the front, a low-maintenance garden features a gravel pathway and a variety of mature shrubs, creating an attractive and welcoming approach. A spacious driveway offers off-road parking for several vehicles and leads to the front door, with gated side access to the rear garden. The large and private rear garden is a standout feature, mainly laid to lawn and complemented by a generous paved terrace directly accessible from the rear of the house—perfect for outdoor dining and entertaining. Raised beds lead from the terrace into the lawn area, which is bordered by well-established flowerbeds and mature shrubs, creating a lush and tranquil setting. To one side, a secluded area is ideal for a vegetable garden, a large timber-framed shed, offering excellent storage. At the rear of the garden, a charming summer house sits on a raised, west-facing decked terrace—an ideal spot to enjoy the afternoon and evening sun. Beyond the garden, a private gate opens into a mature woodland area, adding a wonderful sense of privacy and connection to nature.

Location

The property is quietly tucked away in a peaceful cul-de-sac. The Blackthorns is ideally positioned within a short walk of Wivesfield mainline train station and the scenic Bedelands Nature Reserve—perfect for commuters and nature lovers alike. There is easy access to Burgess Hill town centre, which offers a wide range of amenities including a Waitrose supermarket, local shops, cafés, and Burgess Hill mainline railway station. The Triangle Leisure Centre and the A23 link road are also within close reach, providing convenient connections to Brighton, Gatwick, and beyond. Wivesfield station, located approximately 0.3 miles from the property, offers regular services to London (Bridge and Victoria), Gatwick Airport, Brighton, Lewes, and Haywards Heath, making it an excellent location for both local and long-distance commuting.

The Finer Details

Title Number: WSX45512

Local Authority: Mid Sussex District Council

Council Band: E

Tenure: Freehold

Services: Mains water, electricity, gas and drainage are supplied to the property.

Broadband Speed: Superfast up to 70 Mbps

