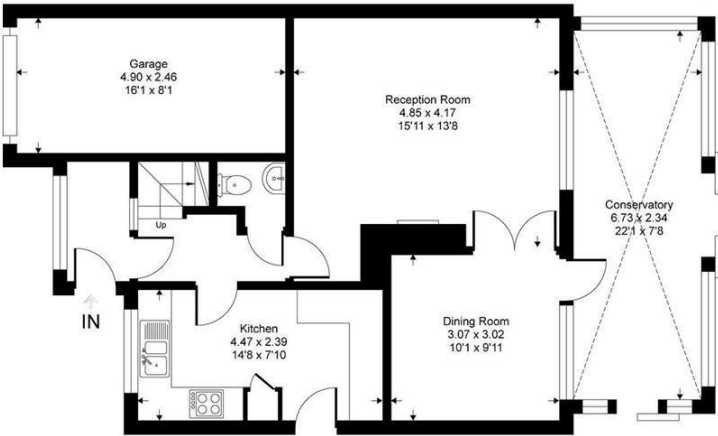
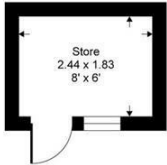
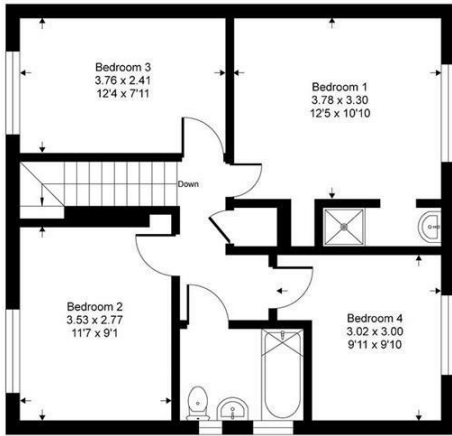


Station Road, RH15

Approximate Gross Internal Area = 125.1 sq m / 1347 sq ft
Approximate Garage Internal Area = 12 sq m / 130 sq ft
Approximate Outbuilding Internal Area = 4.4 sq m / 48 sq ft
Approximate Total Internal Area = 141.5 sq m / 1525 sq ft

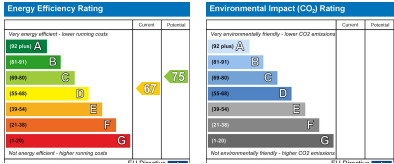


Ground Floor



First 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



123 Station Road, Burgess Hill, RH15 9ED

Price Range £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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123 Station Road, Burgess Hill, RH15 9ED

Spacious four-bedroom detached family home

Approx. 1,347 sq ft of accommodation

Two driveways and garage

Private south-facing rear garden

Walking distance to town centre and station

No onward chain

PRICE RANGE £525,000 - £540,000

A spacious four-bedroom detached family home, built in 1963 and offering approximately 1,347 sq ft of versatile accommodation, with excellent scope to reconfigure or extend, subject to the necessary planning permissions.

The ground floor provides a living room, separate dining room, conservatory, kitchen and downstairs cloakroom, while upstairs are four good-sized bedrooms, including a principal bedroom with shower, together with a family bathroom.

Outside, the property benefits from ample off-road parking, a garage and a private south-facing rear garden. Ideally positioned on Station Road, the property is within a short walk of Burgess Hill town centre and mainline railway station, as well as number of schools, providing convenient access to local amenities and commuter links.

Offered to the market with no onward chain, this property presents an excellent opportunity for families and buyers looking to create a home tailored to their own requirements.

Ground Floor

The ground floor is accessed via an entrance porch, providing a useful space for shoes and coats, with a door opening into the welcoming entrance hall. Stairs rise to the first floor, with doors leading to the downstairs cloakroom, kitchen and living room.

The kitchen offers ample storage, with a range of wall and base units extending to ceiling height, generous worktop space and integrated appliances including a double oven, six-ring gas hob and dishwasher. There is additional space for a fridge, freezer and washing machine, together with a side access door and a useful serving hatch opening into the dining room.

The spacious living room benefits from large windows allowing plenty of natural light and features a gas fireplace, currently disconnected. Double doors open into the separate dining room, creating a practical layout for family living and entertaining.

From the dining room, doors lead into the conservatory, which enjoys a southerly aspect and pleasant views across the rear garden. While offering scope for modernisation, it provides an excellent opportunity to create an attractive additional reception space, subject to any necessary consents.

First Floor

The first floor comprises a landing with useful linen storage, loft hatch access and doors leading to all four bedrooms and the family bathroom. The main bedroom measures approximately 12'5" x 10'10" and enjoys pleasant views across the rear garden towards a number of mature trees beyond. The room also benefits from a handy shower and wash basin. Bedrooms two and three are both well-proportioned double rooms, positioned to the front of the property, while bedroom four is located to the rear and is currently arranged as a home office and occasional bedroom, offering excellent flexibility.

The family bathroom is fitted with a modern white suite comprising a bath with shower over, vanity unit with wash basin and WC. Underfloor heating provides additional comfort.



Outside

To the front, the property benefits from two driveways providing ample off-road parking. The frontage is attractively enclosed by a low brick wall, with a lawned area, mature shrubs and established hedging to the side. A brick-paved driveway and pathway lead to the front entrance, while a side gate provides access to the garden and a wider double-gated entrance, offering convenient access to the side of the property.

The garage is accessed via an up-and-over door and benefits from an electricity supply and useful storage space.

To the rear, the property enjoys a private south-facing garden, mainly laid to lawn and complemented by a generous terrace, ideal for outdoor dining and entertaining. Mature hedging to the side, a variety of established trees and a mature laurel hedge to the rear provide an attractive green outlook and a good degree of privacy. A timber-framed shed offers additional useful storage.

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 0.4 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.

Families are particularly well served by nearby schools, with Burgess Hill Academy Secondary School. London Meed and St Wilfrid's Primary School, as well as independent Burgess Hill Girls School all within short walking distance of the property.

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: SX58480

Local Authority: Mid Sussex District Council

Council Tax Band: E

Broadband: Ultrafast up to 1,800 Mbps

