



10 Woodpecker Crescent, Burgess Hill, RH15 9XY

£2,550 Per Calendar Month

A MODERN DETACHED IN A QUIET LOCATION - A well presented four bedroom detached family home in a tucked away position. New carpets and decorated throughout. This well arranged family home is in a convenient location for the mainline station & Schools. This property is offered unfurnished & available from early October 2025.

The House...
The sitting room has French doors opening on to the garden whilst the dual aspect kitchen boasts a range on integrated appliances with a separate utility. The two family rooms offer a variety of uses including home office, play room, dining room or indeed a ground floor bedroom. The ground floor concludes with a cloakroom and good size central hallway.
On the first floor, the central landing provides access to the spacious master bedroom with contemporary en-suite shower room & fitted wardrobe. There are two further double bedrooms, good size single bedroom and a family bathroom.
Further attributes include gas fired central heating, double glazing, and NEW carpets and freshly decorated.

Outside...
To the front of the property, there is a detached garage with driveway parking for up to three vehicles. and an EV charging point.

The rear garden is a real highlight — south-facing and laid mainly to lawn, it enjoys a generous paved patio area, perfect for outdoor dining or entertaining. Beyond, the garden benefits from wonderful views into the adjoining woodland, offering both privacy and a sense of tranquillity.

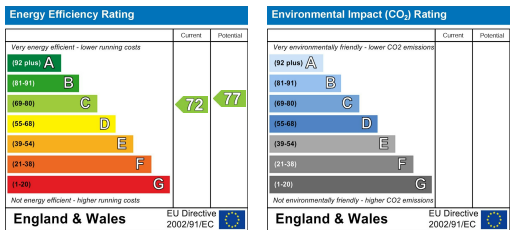
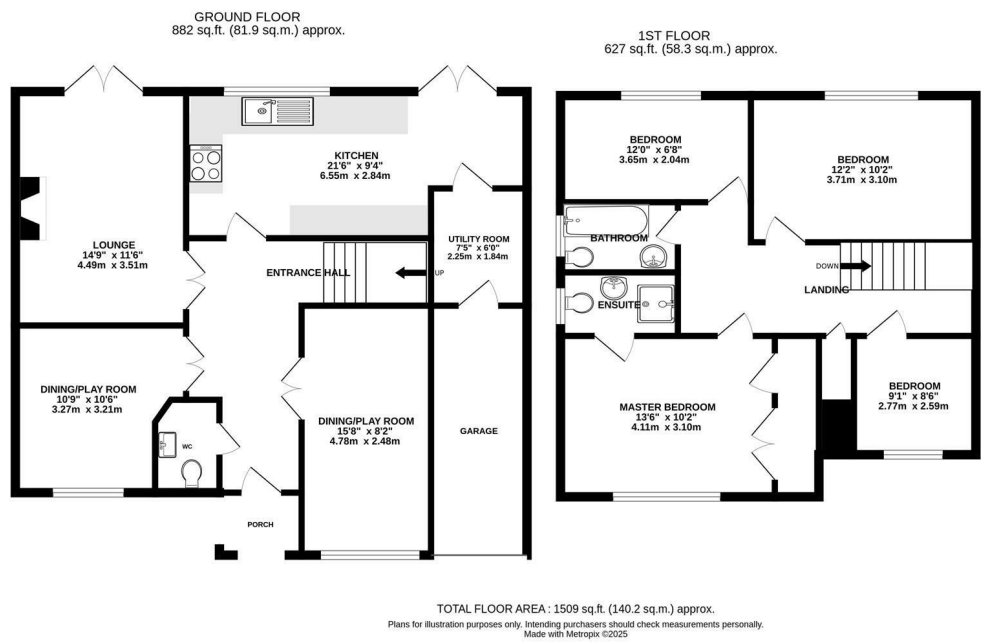
Location...
Woodpecker Crescent is tucked away off Robin Road within the ever-popular *Bourne Park Development* — a welcoming, family-friendly neighbourhood built in the mid-1990s. Residents here enjoy a great balance of convenience and lifestyle, with the Rugby Club and scenic countryside walks just a short stroll away.

Education and leisure are well catered for, with the highly regarded St Paul's Catholic College (11–18 yrs) and the Triangle Leisure Centre both within a 20-minute walk. Excellent road connections via Jane Murray Way make getting around town simple, while access to the A23(M) at Hickstead — only three miles away — provides a gateway to London, Brighton, and beyond.

Everyday amenities are close at hand, with a Tesco Superstore within walking distance, alongside a Waitrose and Lidl in town. Further shopping can be found at The Martlets in the town centre.

For commuters, Burgess Hill mainline station is just over a mile away, offering fast and frequent services to London (Victoria/London Bridge in under an hour), Brighton (10–15 minutes), and Gatwick International Airport (20 minutes). The town also benefits from a second mainline station at Wivelsfield.

Families will appreciate the strong local school network, with catchment areas believed to include Gattons Infants, Southway Primary, and Burgess Hill Academy Secondary.



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