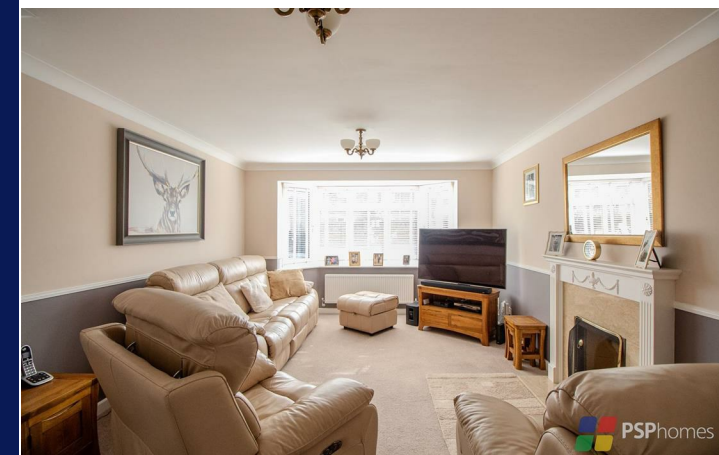
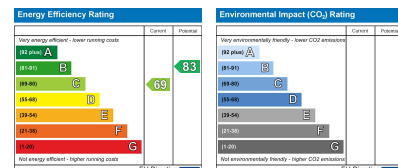


TOTAL FLOOR AREA: 1627 sq.ft. (151.1 sq.m.) approx.  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
 Made with Metropix ©2023



**20 Baylis Crescent, Burgess Hill, West Sussex, RH15 8UP**

**Guide Price £650,000 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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## 20 Baylis Crescent, Burgess Hill, West Sussex, RH15 8UP

What we like....

- \* Spacious and flexible accommodation that is ideal for family.
- \* Convenient location close to good schools, great pub, leisure centre and convenience store.
- \* Beautifully refitted kitchen with stone worktops and high end appliances.
- \* Double garage offers excellent conversion potential.
- \* Presented in excellent order throughout - ready for immediate occupation.

### The Home...

Are you looking for detached family home in great order that offers spacious and flexible accommodation and is close to highly regarded schooling and a great pub – if so, this superb home on Baylis Crescent could be the one for you.

Built by David Wilson Homes in 1995 to their 'Alcombe' design, the home is presented excellent order throughout and has clearly been loved by the current owners who moved here in 2003 but are now looking to downsize.

Upon entry you're welcomed by a good size hallway that leads to each of the ground floor rooms. The sitting room is a fabulous room that is filled with light in the morning via the large bay window and enjoys a focal point gas fireplace. This room seamlessly interconnects with the dining room, which in turn has French doors opening on to the garden making it a great space for entertaining.

The kitchen has been beautifully refitted (2017) to a very high standard with timeless shaker style units, Karndean flooring, quartz stone worktops and a range of high end appliances (Neff & Siemens) including dishwasher, tumble dryer, gas hob, extractor, double oven and warming tray. There is plenty of space for a breakfast table and the separate utility has a door that provides side access – very handy if you have dogs or muddy children!

The study is the perfect space for anyone looking to work from home and there is the essential downstairs cloakroom.

On the first floor there are three good size double bedrooms and a single. Each bedroom has fitted wardrobes which saves a great deal of space. The main bedroom is a brilliant size and enjoys its own ensuite shower room. The second, third and fourth bedrooms are served by the family bathroom with overhead power shower.

The home has gas fired central heating and the boiler was installed in 2020. The windows are all quality uPVC double glazed units which were replaced in 2012, soffits & fascias replace in 2014 and cavity wall insulation (2010). The loft is part boarded and handily there is a pull down ladder making this an accessible space for storage.

### Scope/Potential...

In our opinion, there is scope to convert half (or all) of the integral double garage into additional living space, if required. Garage conversions are a really cost effective way of creating extra space but any work is of course subject to any necessary consents.



### Step Outside...

To the rear the garden enjoys a north-westerly aspect meaning you get plenty of afternoon/evening sunshine with three separate areas to sit and relax with a glass of something chilled during the summer months. The level and fully enclosed nature of the garden also makes it ideal for children to play. There is also side access and external power points.

To the front is driveway parking for two cars leading to the integral double garage, with power & lighting.

There is another area of pretty garden which wraps around the side of the house.

### Out & About...

Baylis Crescent lies off Sussex Way in North Eastern Burgess Hill. The location is popular amongst families and is incredibly convenient being within walking distance of Gattons Infant School, Southway Primary School and the highly regarded St Pauls Catholic College (11-18 years). For your every day essentials you have a very handy Tesco Express Convenience Store and Day Lewis Pharmacy nearby at the top of Gatehouse Lane. For more extensive shopping, Burgess Hill offers a choice of three supermarkets in the form of Waitrose, Tesco and Lidl.

The 17th century Woolpack gastropub is 2 minute walk and provides a lovely garden and an even better Sunday Roast.

For the health fanatics, the Triangle Leisure Centre is under half a mile distant on foot and offers two swimming pools, gym and a range of classes. Pure Gym is a mile away on London Road.

The house is also handily positioned to access the A23(M) swiftly, which lies just under three miles east. For rail connections, the town offers two mainline stations. Burgess Hill Station is 1.5 miles distant and provides regular services to London (Victoria/London Bridge in 50 mins), Gatwick Airport and Brighton. Wivelsfield Station is just a short drive.

### The Finer Details...

Tenure: Freehold

Title Number: WSX198392

Local Authority: Mid Sussex District Council

Council Tax Band: F

Available Broadband Speed: Ultrafast (up to 1000mbps download)

Garden Orientation: North-West

