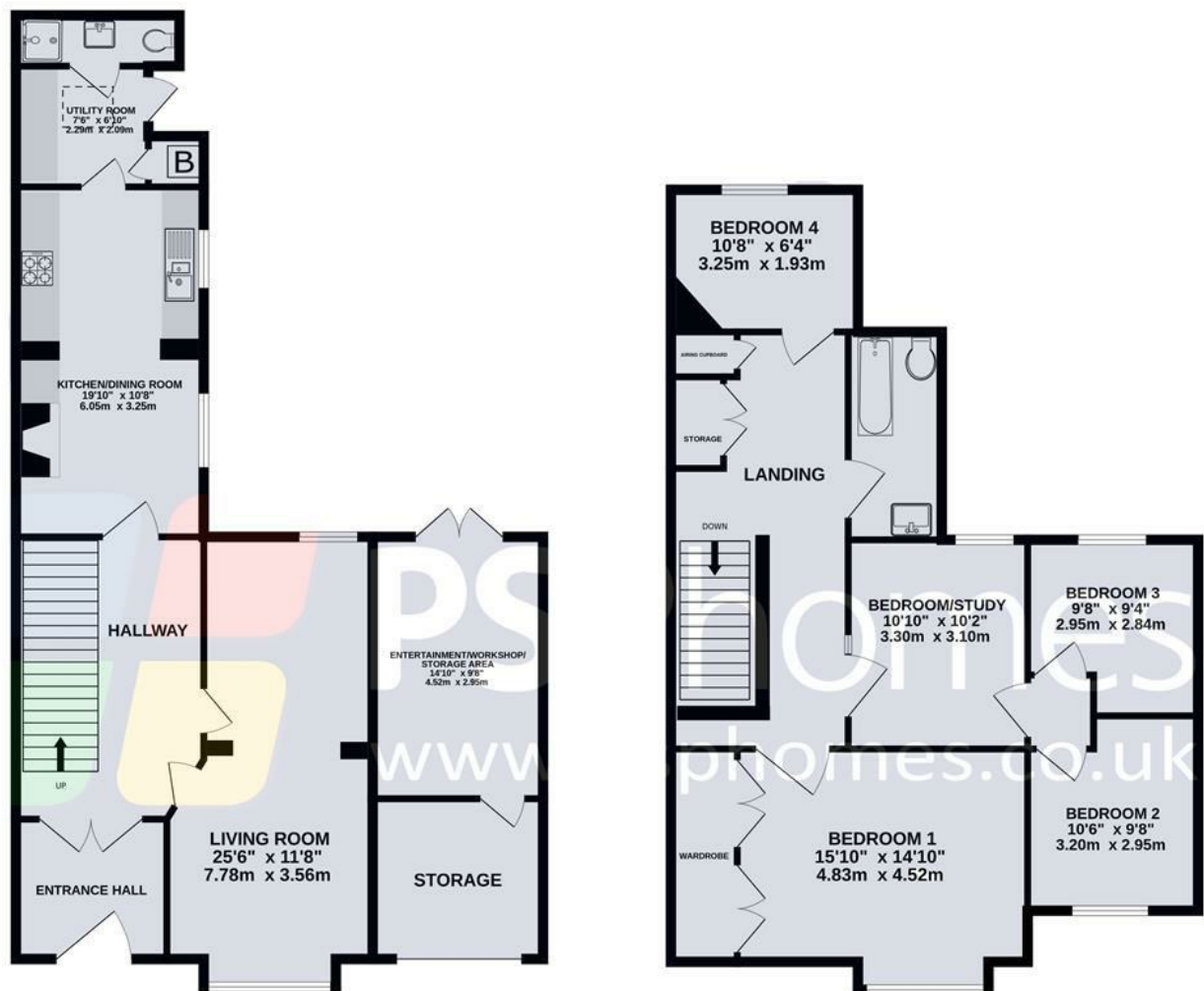
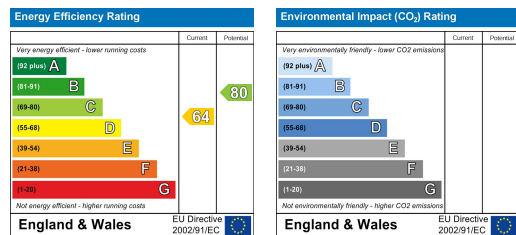


GROUND FLOOR
1009 sq.ft. (93.7 sq.m.) approx.

1ST FLOOR
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA: 1958 sq.ft. (181.9 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2023



13 Gordon Road, Burgess Hill, West Sussex, RH15 0PX

Price £585,000 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

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.

www.psphomes.co.uk



13 Gordon Road, Burgess Hill, West Sussex, RH15 0PX

What We Like.

- * There is an abundance of period and character features throughout.
- * Flexible accommodation offering up to five bedrooms.
- * Fine kitchen and bathroom
- * Private rear garden perfect for entertaining.
- * A very short walk of Wivelsfield main line station.
- * Close to local shops and Manor Field School.

The House.

A stunning period semi-detached house built around 1900 with a later addition of a two storey extension that has been sympathetically built to enhance the many inherent features. The accommodation is beautifully presented offering light, spacious proportions throughout. Amongst the many highlights are the dual aspect living room with a fine box bay window and feature fireplace with wood burning stove, a wonderful kitchen/dining room and the generously sized main bedroom again with a feature box bay window. There are period features throughout to include, fireplaces, high ceilings with cornicing and picture rails, exposed floorboards, a tiled entrance hallway and original internal doors, whilst the staircase with spindles and handrail is a particular attribute. Outside is a good size rear garden divided over two level areas, a large garage that is currently organised as an entertainment room with separate storeroom and a driveway affording off road parking.

The Ground Floor

The ground floor comprises, entrance hall, reception hall, the dual aspect living room, a fine modern fitted kitchen/dining room with separate utility room and a modern shower room with wc.

The First Floor

The first floor provides, landing, the main bedroom, three further bedrooms, an office/bedroom five and the family bathroom. There is flexibility on how bedrooms two and three can be organised with the fifth bedroom/office.

Gardens and Parking

The rear garden is enclosed, offers a good degree of privacy and is south facing. Set out on two levels there is a large paved patio area abutting the property which is ideal for relaxing and entertaining whilst steps lead up to an area of lawn with features a covered cooking/entertaining area as well as a garden shed. There are beds and borders and gated access to the side and front. The former garage has been converted into a entertainment room/workshop and separate store room. From this room there are glazed doors opening onto the rear garden and double garage doors opening onto the driveway at the front. The driveway affords off road parking and this could be extended into the front garden if required.



Further Attributes

Further attributes include modern gas central heating and double glazing.

Location

The property is located in a small, quiet close being, a very short walk from Wivelsfield main line station. Local shops and Manor Field School are also nearby. There is easy access to town centre with its wide variety of facilities including a Waitrose supermarket and Burgess Hill main line railway station, whilst the Triangle Leisure Centre and the A23 link road are within striking distance. 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, WSX16691
Local Authority, Mid Sussex District Council
Council Tax Band, E
Broadband, Ultrafast up to 1,000 Mbps

**** INTERNAL VIEWING IS HIGHLY RECOMMENDED, STRICTLY BY APPOINTMENT ****

