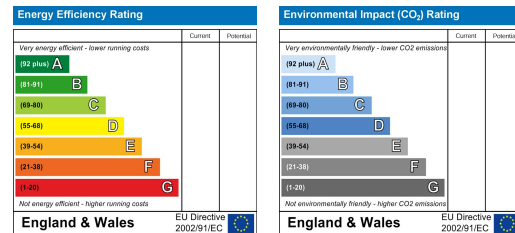


GROUND FLOOR
APPROX. FLOOR
AREA 495 SQ.FT.
(46.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)

...6 SQ.FT. (111.1 SQ.M.)
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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45 Newport Road, Burgess Hill, West Sussex, RH15 8QG

Offers In The Region Of £450,000 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES
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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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45 Newport Road, Burgess Hill, West Sussex, RH15 8QG

What We Like.

- * This is a fine period home with many inherent features.
- * Contemporary kitchen and refitted bathroom.
- * Separate reception rooms.
- * Attractive landscaped rear garden.
- * Three good size bedrooms.
- * Very convenient location.

The House.

A most attractive Victorian house retaining many inherent features coupled with modern convenience. This fine home is offered to the market in what is considered to be very good decorative order throughout and provides light, well proportioned accommodation arranged over three floors. The property has been subject to sympathetic improvement and refinement by the present owner. Internally this includes a refitted bathroom suite, replacement front door, replacement of some windows, refurbished sash windows, upgraded electricals and fitted shutters to the primary rooms. To the exterior the rear garden has been professionally landscaped, there are replacement facias and the property elevations have been repointed. Newport Road is very conveniently located to take advantage of all Burgess Hill's comprehensive facilities.

The Ground Floor.

A period style front door opens into the inviting entrance hall with a fine staircase featuring a Roger Oates runner rising to the second floor. There are dado rails and exposed floorboards. The comfortable sitting room has a bay window to the front as well a feature fireplace with fitted shelves to one side. Also there are exposed floorboards and picture rails. The separate dining room has ample space for a good size table and chairs. Again there are exposed floorboards and picture rails as well as twin fitted cupboards and a window overlooking the rear. A fine fitted kitchen completes the ground floor accommodation. There is a comprehensive range of units complemented with ample worksurfaces and integrated appliances. A floor to ceiling window that overlooks the rear garden is a particular feature. There is also a door leading onto the rear garden.

The First Floor.

The first floor landing gives access to two bedrooms, the family bathroom and a staircase continues to the second floor. The principal bedroom is particularly spacious with an aspect to the front. Whilst the second bedroom is also a double it has fitted wardrobes and an aspect to the rear. The luxurious refitted bathroom is a highlight with a free standing period bath, separate enclosed shower, low level wc and wash hand basin. There are exposed floorboards.

The Second Floor.

The dual aspect second floor bedroom suite is of a very good size, there is plenty of room for a study/office area as well as ample eaves storage.



Landscaped Gardens and Parking.

The attractive rear garden is professionally landscaped with areas of paved terrace and patio relieved by beds and borders stocked with an array of mature plants and shrubs. There is a large garden workshop/shed and a feature pergola arch with trellis. There is gated access to the side and rear. A block paved driveway affords off road parking to the front and this extends as a shared driveway to the side with gated access to the rear.

Further Attributes.

Further attributes include, gas central heating and double glazing.

Location.

The property is located in Newport Road and is very conveniently located to take advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are easy to access. Both the town's mainline stations are within a 10-15 minute walk, whilst the shopping centre with its wide variety of amenities including a Waitrose Supermarket is 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 Number: WSX57484
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Ultrafast (up to 1000mbps download)

We believe this information is correct but recommend checking details personally.

