GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.

1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.

TOTAL FLOOR AREA : 1559 sq.ft. (144.8 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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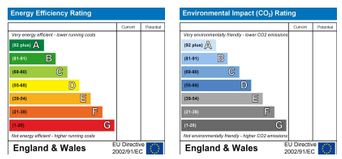

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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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.

61 Station Road, Burgess Hill, RH15 9DY

Price £695,000 Freehold

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61 Station Road, Burgess Hill, RH15 9DY

What We Like.

* Distinctive detached 3/4 bedroom period house.

* Generously proportioned accommodation throughout.

* A most attractive south facing rear garden.

* Heart of Burgess Hill, moments from town centre and main line station.

* Three separate reception rooms.

* Large private driveway leading to attached garage.

* New roof in April 2024

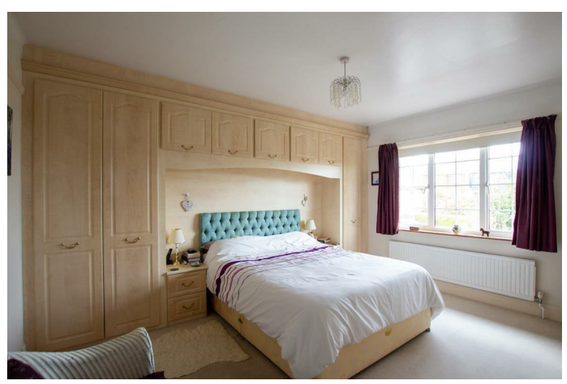
The Property.
A distinctive bay fronted detached period house built we understand in 1932 with attractive stock brick elevations under a pitched clay tiled roof, replaced this year. Offered to the market for the first time in 44 years this fine property provides generously proportioned accommodation, retains inherent character features and boasts a glorious south facing rear garden which is a particular feature. Located in the heart of Burgess Hill this family home is just a short walk of the towns shopping centre, a Waitrose supermarket, the main line railway station and nearby schools.

Ground Floor.
The property is entered via a feature recessed arch with original oak front door. The reception hall has doors opening onto the primary rooms, has an understairs storage cupboard, a fine turned staircase and a shower room/wc. There are three separate reception rooms. The main living room has a feature fireplace and french doors leading out to the south facing rear garden whilst the dining room is bay fronted and benefits from a feature fireplace. The remaining reception room is the study/office that can be readily used as a guest bedroom. The kitchen/breakfast room is fitted with a comprehensive range of fitted units complemented with worksurfaces and built in appliances. There is a door to the side giving access to the front and rear.

First Floor.
There are three good size double bedrooms on the first floor. The main bedroom overlooks the rear garden and has a good range of fitted furniture. The second bedroom has a feature bay window overlooking the front whilst the third is of a good size, again overlooking the rear garden. The three bedrooms are all served by the main family bathroom. The spacious landing has a loft hatch to the roof space that is already part furnished with boarding and a Velux window. There is ample space to provide further bedroom accommodation in the loft room subject to the necessary consents.

Gardens and Parking.
The property offers a delightful south facing rear garden which is a particular feature. A good size area of lawn is relieved by various beds and borders stocked with an array of mature plants, shrubs and trees. There are two patio areas as well as a feature pergola and greenhouse. A gated pathway to one side gives access to the front. To the front of the property is a neat area of lawn with established flower and shrub borders as well as a large driveway affording off road parking for numerous vehicles (can accommodate a caravan/motorhome) and leads to the good size attached garage with light and power.

Location.
Station Road enjoys a central location in the heart of Burgess Hill. The town centre, with its Waitrose Superstore is a short walk whilst the mainline station is also close by and provides fast, regular commuter services to London (Victoria/London Bridge), Gatwick Airport and Brighton & Hove. The Triangle Leisure Centre and A23 are both easy to access. Burgess Hill is surrounded by stunning countryside and picturesque villages and provides an excellent range of state and private schools.

Further Attributes.
The property retains many original features including front and internal doors, a turned staircase. picture rails and coving. There is an opportunity to extend into the roof space, subject to consents. Double glazing and gas central heating provide modern convenience.

The Finer Details.
Tenure: Freehold
Title Number: WSX42097
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed; Ultrafast (up to 1000mbps)
Garden Orientation: South