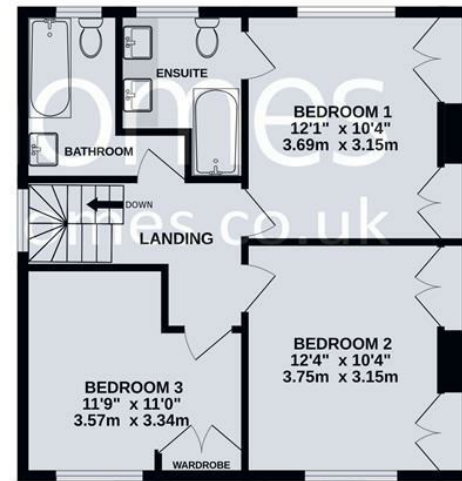
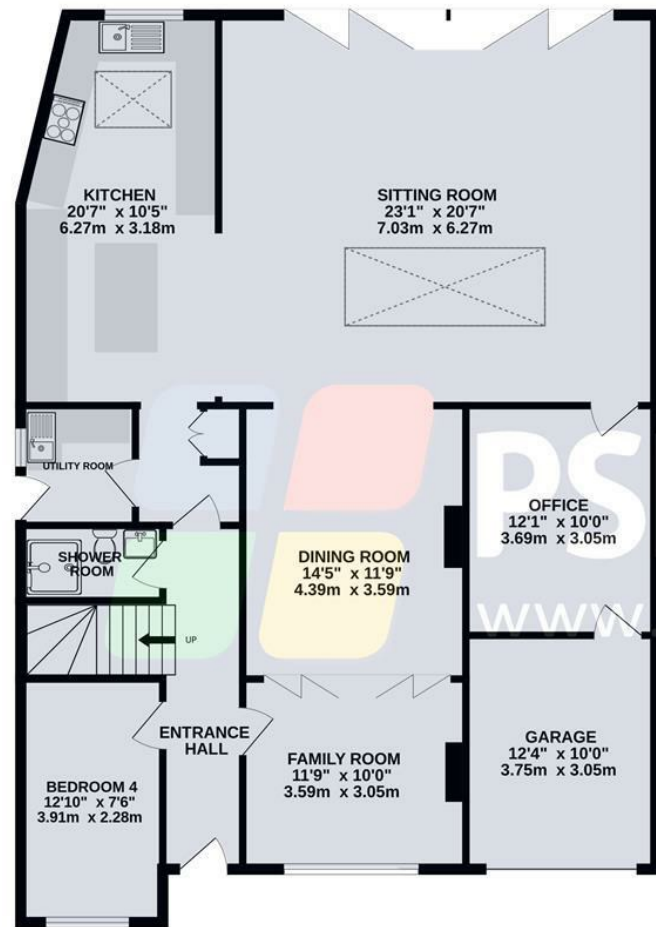
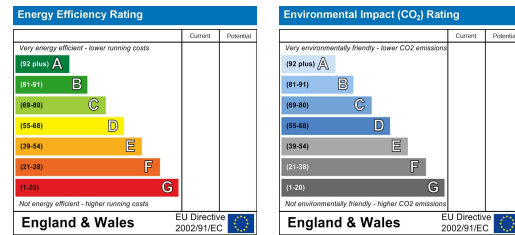


GROUND FLOOR  
1512 sq.ft. (140.4 sq.m.) approx.

1ST FLOOR  
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 2078 sq.ft. (193.1 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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52 Janes Lane, Burgess Hill, RH15 0QR

Guide Price £1,150,000 Freehold



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.  
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52 Janes Lane, Burgess Hill, RH15 0QR

- Desirable location
- 4 bedrooms
- Family bathroom, en-suite bathroom and downstairs shower room
- Large open plan kitchen/living room
- Flexible accommodation
- In and out drive with ample parking
- Garage
- 0.26 acre plot
- South facing garden
- Approx 2078 sq ft

#### The House

An impressive four bedroom detached house, set in approximately 0.26 acres, believed to have been originally built in the 1930's and substantially extended in recent years by the current owners to provide open plan living and flexible accommodation throughout.

#### Ground Floor

The ground floor comprises entrance hall with doors leading to a bedroom, shower room with wc and a spacious utility room with side access. From the entrance hall doors also lead to a family room, with opening to a large dining room and opens to rear of property. The rear has been extended in recent years to provide an impressive living room which is flooded with natural light and measures approximately 23'1" x 20'7". The living room features large sky lanterns, bi-folding doors opening to rear garden, wood burning stove and opening to the kitchen. The impressive kitchen has been fitted in recent years to a high standard with Quartz worktops, sky lantern, kitchen island, ample storage and integrated appliances including two ovens, dishwasher and halogen hob. From the living room doors lead to a private home office and integral access to garage.

#### First Floor

The first floor comprises landing with doors leading bedrooms and a family bathroom. The main bedroom enjoys views across the rear garden with built in wardrobes and en-suite bathroom. The two further bedrooms are both double bedrooms with benefit of built in wardrobes.



#### Outside

Set in approximately 0.26 acres, to the front the property is accessed via an in and out driveway with ample parking, EV charging point and access to garage with up and over door. To the rear is an impressive South facing garden mainly laid to lawn, large terrace area and two outbuildings with electricity supply. The private rear garden is surrounded by mature hedges and shrubs

#### Location

Janes Lane is one of the sought after roads in Burgess Hill and ideally located on the edge of the South Downs National Park. The town offers a wide range of amenities and leisure facilities including the Martlets Shopping Centre and a Waitrose supermarket. For schools, Burgess Hill and nearby Haywards Heath offer a good number of primary and secondary schools, as well as independent schools including Burgess Hill School for girls, Hurstpierpoint College, Ardingly College, Great Walstead and Brighton College, all within driving distance. By car, Brighton seafront, Gatwick and Heathrow airports and London are accessible via the A23/M23 and M25. By train the property is located within approximately 0.5 miles of Wivelsfield mainline station and 1.1 miles of Burgess Hill mainline train station with regular services to Brighton (20 mins), Gatwick Airport (20 mins), London Victoria (55 mins) and London Bridge (55 mins).

#### Finer Details

- Tenure: Freehold
- Title Number: SX7011
- Local Authority: Mid Sussex District Council
- Council Tax Band: G
- Available Broadband Speed: Ultrafast
- Plot Size: 0.26 Acres

