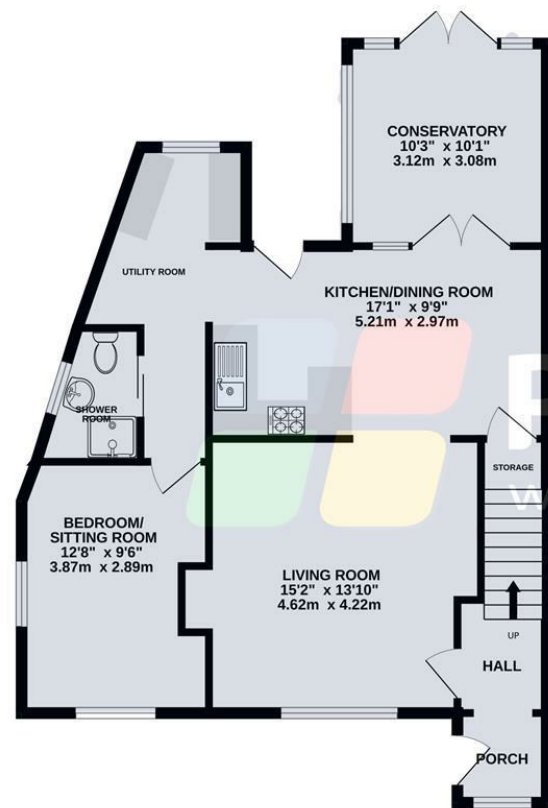
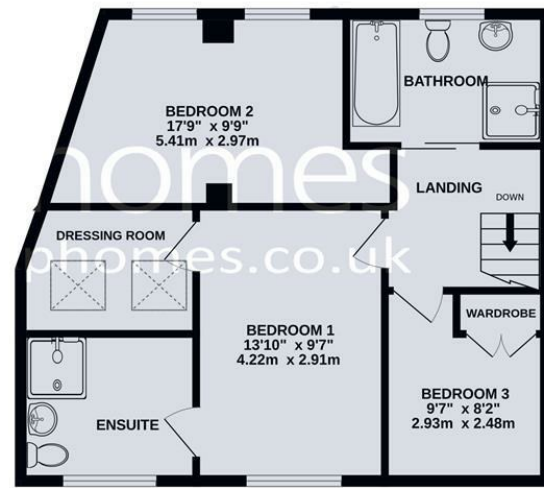


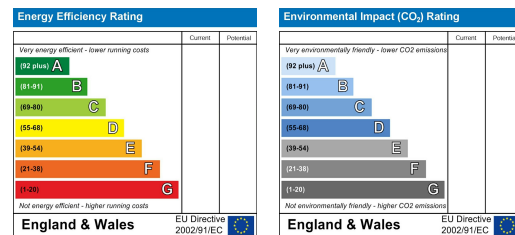
GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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131 Orchard Road, Burgess Hill, West Sussex, RH15 9PJ

Offers In Excess Of £500,000 Freehold



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131 Orchard Road, Burgess Hill, West Sussex, RH15 9PJ

4 bedroom semi-detached house

Open plan kitchen/dining room

Living room with wood burning stove

Main bedroom with dressing room & en-suite

Family bathroom and downstairs wet room

Ample off road parking for three or more cars

Conservatory

Flexible accommodation

The House

Spacious four bedroom semi detached house providing flexible accommodation throughout with benefits including spacious living room, open plan kitchen, conservatory, spacious bedrooms, family bathroom, en-suite shower room and a further wet room on the ground floor. Outside the property provides off road parking to the front and a private south facing rear garden.

Ground Floor

Access via porch leading to entrance hall with doors leading to a spacious living room with wood burning stove and wooden flooring, with opening to the rear of the property, to an open plan kitchen/dining room and conservatory. The kitchen provides ample storage with granite worktop, integrated appliances and breakfast bar, making great entertaining space. From the kitchen doors lead to rear garden, utility area, wet room and a bedroom making ideal space elderly relative, guests or a teenager wanting more independence.

First Floor

The first floor comprises landing with doors leading three bedrooms and family bathroom. The spacious and impressive main bedroom suite provides a dressing room with a tall vaulted ceiling with sky light window, letting in lots of natural light as well as en-suite shower room. The second bedroom is equally spacious measuring 16" x 10" with two windows overlooking the rear garden, bedroom three is a good size single currently used as a home office. The modern family bathroom provides bath, separate shower unit, wc, wash basin and heated towel rail.



Further Attributes

Further attributes include gas central heating and double glazed throughout.

Outside Space

To the front property provides off road parking for three cars and side access to the rear garden. The private rear garden enjoys southernly aspect and is low maintenance with number of terrace area and a large shed to the rear of the garden.

Location

Located in a private cul-de-sac of Orchard Road, the location is incredibly convenient being within walking distance of Gattons Infant School, Southway Junior School and the highly regarded St Pauls Catholic College (11-18 years). Locally there is a Tesco Express Convenience Store and Day Lewis Pharmacy. For more extensive shopping, Burgess Hill offers a choice of three supermarkets in the form of Waitrose, Tesco and Lidl and the town centre is around a 15 minute walk. The beautiful St Johns Park is around a 10 minute walk and boasts open space with a play park, skate park and hosts cricket matches throughout the summer. The 17th century Woolpack pub is nearby and provides a lovely beer garden and a fine Sunday Roast. For rail connections, the town offers two mainline stations. Burgess Hill Station is less than a mile distant and provides regular services to London (Victoria/London Bridge in 50 mins), Gatwick Airport and Brighton.

