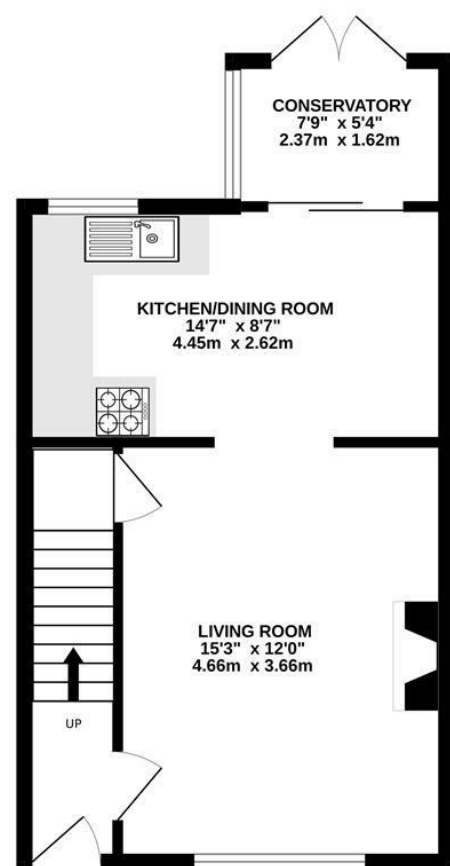
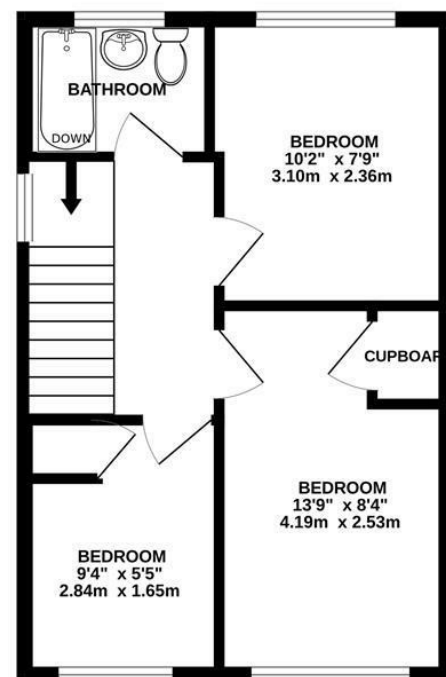


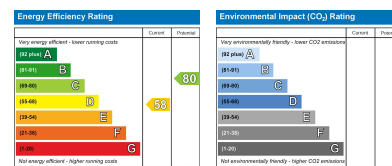
GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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11 Fairlea Close, Burgess Hill, RH15 8NW

Price Guide £345,000 Freehold

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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.

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11 Fairlea Close, Burgess Hill, RH15 8NW

What we like;

No onward chain

TWO private parking spaces

Scope to modernise

Close to the town centre and both Burgess Hill & Wivelsfield Stations

Front and rear garden

NO ONWARD CHAIN. Tucked away in a peaceful no-through road close to Burgess Hill town centre and mainline stations to both Brighton and London, this appealing three-bedroom end-of-terrace home offers generous living space and exciting potential to modernise.

The House

The property enjoys a bright and practical layout, featuring a comfortable sitting room leading through to a spacious kitchen/dining area, and a conservatory that enhances the living accommodation while enjoying pleasant views over the garden. Upstairs, you'll find two well-proportioned double bedrooms and a versatile single bedroom, perfect for use as a nursery, home office, or guest room.

Outside, the home benefits from both front and rear gardens — the front overlooking a communal green, while the rear provides a private paved area, ideal for outdoor dining or quiet relaxation. There is also the advantage of two private parking spaces to the rear for added convenience.

Set within a sought-after residential location close to local amenities, schools, and excellent transport links, this home represents a wonderful opportunity for buyers seeking space, convenience, and the potential to add value through sympathetic modernisation.

Ground Floor

You're welcomed into a generous entrance hall - the perfect spot to greet guests, with practical space for neatly storing coats, shoes, and everyday essentials.

The living room is a comfortable and well-proportioned space, featuring a large window that fills the room with natural light and provides views across the private front garden and the communal green beyond. There's also a useful under-stairs storage cupboard, and the room is centred around a traditional fireplace housing a back boiler.

To the rear lies a spacious kitchen/dining area, fitted with a comprehensive range of wall and base units complemented by ample work surfaces. This well-planned space provides everything needed for day-to-day cooking and family dining. Sliding double doors open into the conservatory – a bright and versatile room that seamlessly connects to the rear garden and can be enjoyed all year round.



First Floor

The first floor is approached via a landing, which includes loft access and doors leading to the bedrooms and family bathroom. Both the main bedroom and single bedroom provide fitted wardrobes and are positioned at the front of the property enjoying views of the communal green. To the rear, the second bedroom is also a generously sized double looking over the paved garden. The family bathroom comprises a bath with shower over, basin and toilet.

Outside

To the front of the property, a pathway is bordered by a small garden area providing a welcoming approach and scope for planting or decorative pots. To the rear, the low-maintenance garden is paved and enclosed by fencing, creating a private and practical outdoor space ideal for relaxing, dining, or enjoying a morning coffee in the sunshine. There is also a gate providing rear access, along with an additional large gated fence offering easy access to the garden when needed. Private parking for two vehicles is located close by for added convenience.

Location

The property enjoys a pleasant position within a quiet no-through road on the western side of Burgess Hill, close to both Burgess Hill and Wivelsfield mainline stations. It offers a friendly neighbourhood setting with easy access to a range of local amenities. The Triangle Leisure Centre is just a short distance away, providing excellent fitness and recreational facilities, while the nearby A23 ensures quick and convenient links to Brighton, Gatwick and London. This well-connected yet peaceful location makes it ideal for both families and professionals alike.

Surrounded by stunning countryside and picturesque villages including Hassocks and Ditchling, the area offers a perfect balance of semi-rural charm and modern convenience.

Finer Details

Tenure: Freehold

Title Number: SX64890

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed: Ultrafast (up to1800 Mbps)

