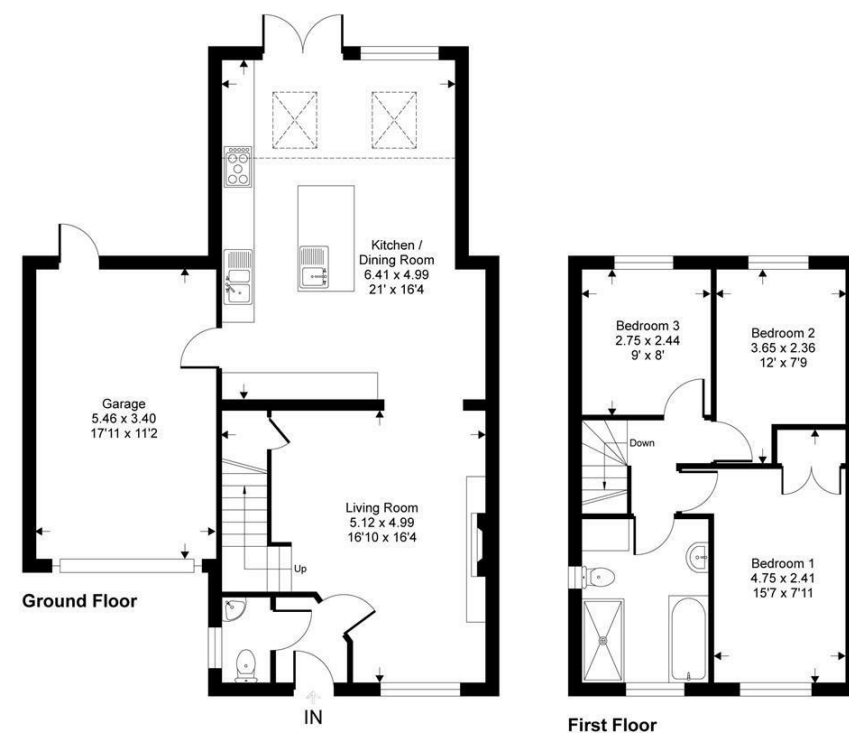
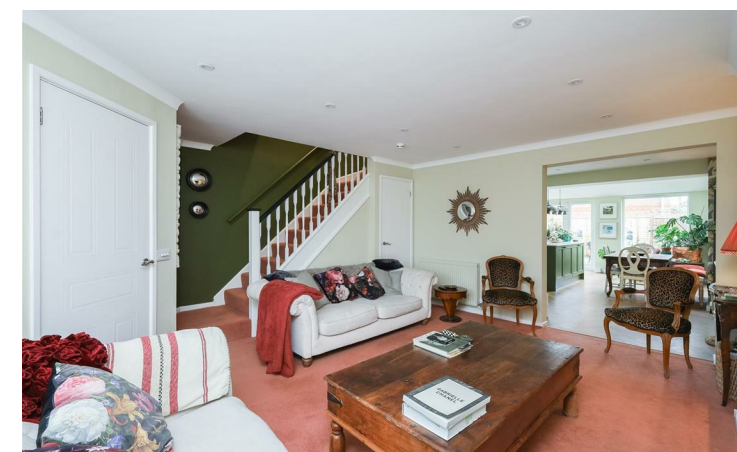
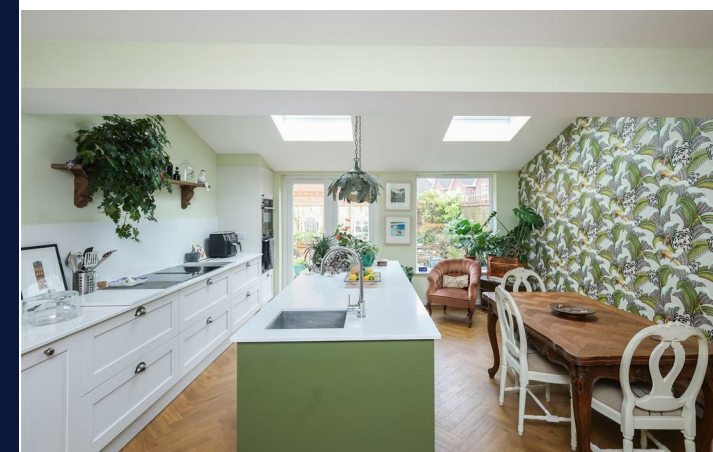
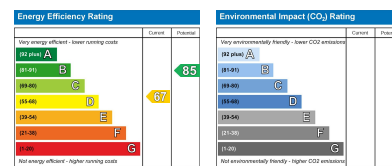


## The Hornbeams, RH15

Approximate Gross Internal Area = 94.5 sq m / 1017 sq ft  
Approximate Garage Internal Area = 18.5 sq m / 200 sq ft  
Approximate Total Internal Area = 113 sq m / 1217 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. PSP Homes



23 The Hornbeams, Burgess Hill, RH15 8XA

Price Range £475,000 Freehold

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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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23 The Hornbeams, Burgess Hill, RH15 8XA

- \* Spacious three bedroom detached home
- \* Extended & modernised kitchen-diner
- \* Impeccably designed interior
- \* Off road parking & garage
- \* Low maintenance garden
- \* Short walk of St Paul's school & Triangle Leisure Centre

The House

An extended and beautifully renovated three-bedroom detached home with parking, garage and garden, ideally situated on the sought-after western side of Burgess Hill, close to the popular Triangle Leisure Centre. This stunning property offers a rare opportunity to acquire a modern and stylish family home having been refurbished over the past year and is located in a convenient and desirable development of Burgess Hill.

The Ground Floor

Accessed via a welcoming entrance hall with doors leading to the downstairs cloakroom, the home immediately impresses with its sense of style and attention to detail.

The beautifully designed living room features a bespoke fitted entertainment unit with integrated shelving, a state-of-the-art electric fireplace with fan-assisted heating and mood lighting, and a large west-facing window that floods the room with natural light. Stairs rise from this space to the first floor, with a convenient storage cupboard beneath.

To the rear, the property opens into a stunning open-plan kitchen/dining area—extended to create a bright and contemporary living space. Automatic Velux windows and wet underfloor heating enhance the comfort and ambience, while the kitchen has been designed to the highest specification. It features elegant Quartz countertops and backsplash, a striking green island with additional workspace and seating, Amtico flooring, two inset sinks, and a range of integrated appliances including a dishwasher and a hob induction hob with integral venting system. A bespoke pantry area cleverly conceals electrical outlets for a clean, modern look. French doors open directly onto the tranquil, low-maintenance rear garden—perfect for relaxing or entertaining.

The garage offers dual access, with an up-and-over door to the front and internal access directly from the kitchen. It is equipped with plumbing for a washing machine and dryer, providing versatile utility options. With ample space for storage, parking a vehicle, or use as a workshop, the garage also benefits from additional rear access to the garden.

The First Floor

The first floor comprises a bright landing leading to three well-proportioned bedrooms. The principal bedroom benefits from a built-in wardrobe with double doors and integrated lighting, creating a refined and practical space. The second and third bedrooms both enjoy views over the rear garden and offer ample room for freestanding furniture.

The stylish family bathroom has been finished to a high standard, featuring a contemporary suite with a bathtub and mixer taps, a separate walk-in shower with a rainfall showerhead and electric on/off controls, a sleek vanity sink unit, and an integrated WC.

Further Attributes

This home has been meticulously transformed in recent years, with no detail overlooked. It benefits from brand-new electrics, updated plumbing (gas central heating), and high-quality fittings throughout, ensuring a modern, reliable, and stylish living environment.



Outside

To the front, a private driveway provides off-road parking for two vehicles, with additional on-street parking available nearby. The low-maintenance front garden has been thoughtfully landscaped, featuring decorative slate chippings, newly laid paving, and an elegant entrance with steps leading up to the front door.

To the rear, the landscaped low-maintenance garden boasts raised beds filled with mature shrubs and is enclosed by a brick wall to the side, ensuring privacy and a tranquil atmosphere. A graceful silver birch tree adds natural charm, while strategically placed lighting and external electric points enhance both ambience and practicality, creating a versatile outdoor space perfect for relaxing or entertaining.

Location

The Hornbeams is a sought-after residential road positioned on the western outskirts of Burgess Hill. This peaceful location is particularly well placed for families, offering easy access to a range of highly regarded primary and secondary schools, including the popular St Paul's Catholic College. The Triangle Leisure Centre is close by, and the A23 is easily accessible, making this an ideal spot for both local and commuter travel.

Burgess Hill town centre offers a wide variety of amenities, including a Waitrose supermarket, independent shops, cafés, restaurants, and further leisure facilities. For commuters, the property enjoys excellent transport links, with Burgess Hill Station approximately 1.6 miles away, providing regular direct services to London Victoria and London Bridge in around 50 minutes, as well as convenient connections to Gatwick Airport and Brighton.

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

The Finer Details

Tenure: Freehold

Title Number: WSX223368

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast up to 1000 Mbps

