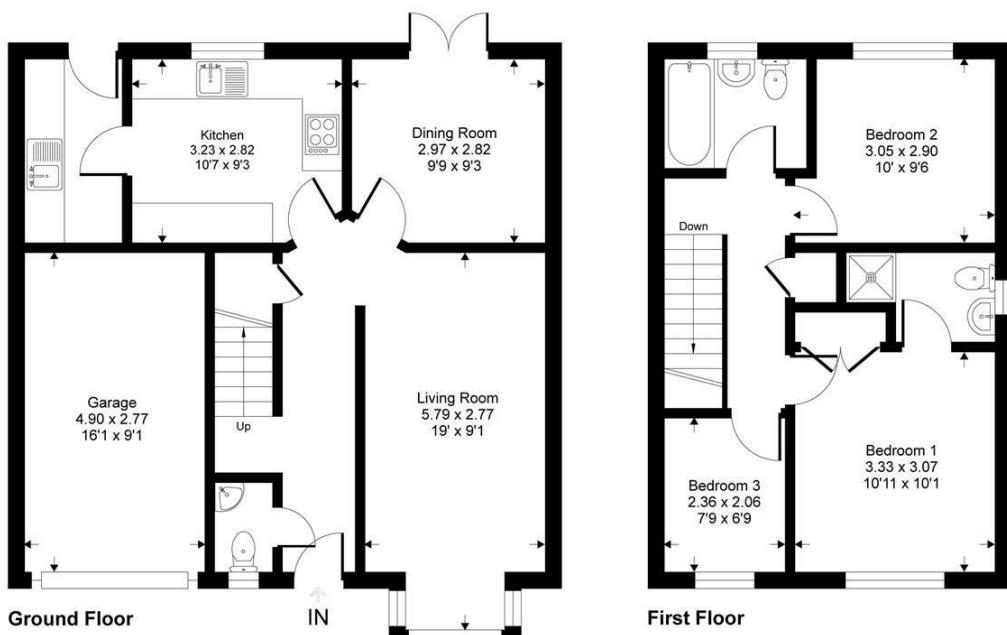
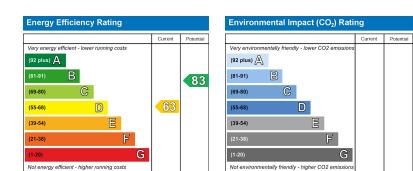


### Coulstock Road, RH15

Approximate Gross Internal Area = 89.6 sq m / 965 sq ft  
 Approximate Garage Internal Area = 13.5 sq m / 146 sq ft  
 Approximate Total Internal Area = 103.1 sq m / 1111 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



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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.  
 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.

**PSP**homes



**59 Coulstock Road, Burgess Hill, RH15 9XZ**

**Guide Price £450,000 Freehold**

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## 59 Coulstock Road, Burgess Hill, RH15 9XZ

- \* Three bedroom link-detached
- \* Off road parking & garage
- \* Family bathroom, en-suite shower room & downstairs cloakroom
- \* Kitchen & utility room
- \* Private south facing garden
- \* Desirable location with Countryside walks on doorstep

This well-proportioned three-bedroom link-detached home offers versatile accommodation, off-road parking, a garage, and a private south-facing rear garden. The ground floor comprises a welcoming living room, separate dining room, well-appointed kitchen, utility room, and a convenient downstairs cloakroom, making it ideal for modern family living and entertaining. Upstairs, the main bedroom benefits from an en-suite shower room, alongside a second double bedroom, a third single bedroom, and a family bathroom.

Situated in the sought-after cul-de-sac of Coulstock Road, the property enjoys a peaceful residential setting while remaining close to beautiful public footpaths leading to Burgess Hill Town Centre and by car access with connection to A23.

### Ground Floor

The ground floor accommodation is arranged around a welcoming entrance hall, featuring a staircase to the first floor and a convenient downstairs cloakroom. Double doors open into a bright, dual-aspect sitting room, enhanced by a bay window to the front that enjoys attractive views of mature trees.

To the rear of the property, the dining room is accessed from the entrance hall and features French doors opening directly onto the rear garden, creating an ideal space for entertaining. The kitchen offers ample storage and overlooks the garden, providing a pleasant outlook while preparing meals. This in turn leads to a practical utility room, complete with a sink, plumbing for a washing machine, a small loft hatch for additional storage, and a rear door giving direct access to the garden.

### First Floor

The first floor offers a central landing with doors leading to all bedrooms and the family bathroom. The landing also benefits from a loft hatch and a useful linen cupboard for additional storage. The main bedroom features built-in wardrobes and is complemented by a private en-suite shower room. The second bedroom is a well-proportioned double, while the third bedroom is a generous single, ideal as a child's room, guest bedroom, or home office. The family bathroom comprises a bath with shower over, WC, and wash hand basin.



### Outside

To the front, the property offers off-road parking for two vehicles, along with access to the garage, which is fitted with an up-and-over door.

To the rear, there is a private, low-maintenance south-facing garden, ideal for enjoying sunshine throughout the day. The garden features a large paved terrace alongside a lawned area, perfect for outdoor dining, entertaining, or relaxing. Additional benefits include a rear gated access, brick boundary wall, a variety of mature shrubs, outside tap, and external lighting, creating a practical yet attractive outdoor space.

### Location

Coulstock Road 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: WSX221590  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Available Broadband Speed: Ultrafast up to 1000 Mbps

