



**Zenda, Theobalds Road, Burgess Hill, West Sussex, RH15 0SS**

**Price £850,000 Freehold**



GROSS INTERNAL AREA (EXCLUDING GARAGE & WORKSHOP) = 1839 SQ FT / 170.85 SQM  
 TOTAL FLOOR AREA : 2536 sq.ft. (235.6 sq.m.) approx.  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	B	C
69	73		

England & Wales EU Directive 2002/91/EC



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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.



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## Zenda, Theobalds Road, Burgess Hill, West Sussex, RH15 0SS

### What we like...

- \* Delightful location on arguably Burgess Hill's finest private road.
- \* Up to 1,850 sq ft of spacious and incredibly flexible accommodation.
- \* Superb plot of 1/3 acre.
- \* Fully renovated throughout including total rewire and new heating system.
- \* No chain means swift move is possible.

### Welcome Home...

Welcome to Zenda – a delightful and exceptionally flexible detached home of just under 1,850 sq ft, sitting on an enviable 1/3 acre plot on the prestigious Theobalds Road - arguably Burgess Hill's most desirable private road, offering mainline rail links at Wivelsfield Station and beautiful open countryside at the end of the lane – it really is the best of both worlds!

The house has been totally renovated in recent months and now offers a buyer a truly 'turn key' option, with no work required and a totally blank canvas with some incredibly versatile rooms and a large amount of ground floor accommodation, great for anyone requiring 'lateral living'.

The standout feature is, without doubt, the exceptional 37ft open plan kitchen/dining/family room that extends across the entire rear of the house and is the perfect space for entertaining friends & family. The log burner provides a cosy focal point on a chilly winter's evening and in the summer the sliding doors connect the space with the contemporary glass garden room, which enjoys a lovely outlook. Full width sliding doors blurring the division between the outside and the inside making this a lovely space for a morning coffee or a glass of wine.

The kitchen itself has tasteful shaker-style units, wooden worktops and breakfast bar and the separate utility houses the boiler and provides space for the washing machine & tumble dryer. The side door is very handy after a muddy dog walk or football training!

There are up to four double bedrooms on the ground floor, but a number of these rooms are incredibly adaptable and could easily be used as living rooms, studies or play rooms, if required. There is also a modern family bathroom and separate stylish shower room.

The first floor is made up entirely of the superb master suite. The bedroom runs front-to-back and extends to an impressive 24ft (max). There is plenty of built in storage and a lovely outlook over the garden. The room is bathed in natural light via two Velux windows and the shower room is effectively en-suite. This really is a private space that offers plenty of seclusion from the rest of the house.

Further attribute include double glazed windows throughout, total rewire and brand new thermostatic gas central heating system meaning "the bones of the house" are almost brand new. There are also solar panels that will assist in keeping energy bills cheaper.

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To the front, the house is set well back from the road and a sweeping gravel driveway provides plenty of parking.



To the rear is an enormous timber garage/workshop (almost 700 sq ft) with power and lighting. The main area measures 30ft x 17ft (see floorplan) and there are separate potting sheds and workshop areas, great for anyone needing plenty of storage or access to a workshop space at home. The side access is gated.

### Location, Location, Location...

Theobalds Road is without doubt one of the premier roads in Burgess Hill – a peaceful, private lane tucked just off Valebridge Road meaning you are within easy walking distance of Wivelsfield mainline station with its regular commuter services to London (Victoria/London Bridge in under an hour), Brighton (15 mins) and Gatwick International Airport (20 mins).

For a dose of fresh air with the dog, you have beautiful open countryside at the end of the lane. On a Sunday you can stroll out to Ote Hall Farm off Janes Lane where you can grab a breakfast bap and a fresh coffee from the brilliant 'Bangs Brunch' van!

The area offers an excellent array of schools including Burgess Hill Girls School, Hurstpierpoint College, Ardingly College, Cumnor House, Handcross Park and Great Walstead Preparatory. Nearby state schools include Downlands in Hassocks and Burgess Hill Academy.

'Worlds End' provides an array of shops including convenience store, chip shop, barbers, hairdressers, newsagents, Watermill Pub and dog groomers, Manor Field Primary School and Little Explorers Nursery. For more extensive shopping Burgess Hill offers a choice of three supermarkets in the form of Waitrose, Tesco and Lidl. Janes Lane Recreation Ground is also nearby with football pitches and a playpark.

By car, the A23(M) lies west at Hickstead and provides swift links to the M23/M25 motorway network.

### The Finer Details...

Tenure: Freehold  
Title Number: ESX89940  
Local Authority: Lewes District Council  
Council Tax Band: F  
Plot Size: 0.29 acres (not verified)  
Available Broadband Speed: Superfast (up to 55Mbps)

We believe this information to be correct but cannot guarantee its accuracy and recommend any intending buyer checks personally before exchange of contracts.

