



21 Priory Road, Burgess Hill, RH15 9HD

A beautifully presented and substantially extended four/five bedroom semi-detached family home, ideally located within walking distance of Burgess Hill town centre and the mainline railway station.

Offering spacious and versatile accommodation, the property features a separate reception room and an impressive contemporary kitchen with integrated appliances, Quooker boiling water tap and breakfast bar, opening into a superb extended family/dining room with full-width sliding doors to the south-facing landscaped garden.

The first floor offers three double bedrooms and a modern family bathroom with separate shower, while the top floor is dedicated to a spacious dual-aspect principal bedroom with fitted eaves storage and en-suite shower room.

Outside, there is a landscaped south-facing rear garden with raised patio, lawn, timber cabin and rear access, together with a private driveway providing off-road parking for two vehicles.

Further benefits include gas fired central heating, recently refurbished interiors throughout and no onward chain.

Guide price £525,000

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- Extended Family House
- Stunning Open-Plan Family Room
- Driveway for two vehicles
- Four/Five Double Bedrooms
- Recently Refurbished Throughout
- No onward chain
- South-Facing Garden and Patio
- Two Bathrooms and Three WCs

Entrance Hall

A bright and welcoming entrance hall with staircase rising to the first floor, useful understairs storage and doors leading to the reception room and kitchen.

Reception Room

11'3 x 10'8 (3.43m x 3.25m)

A versatile reception room overlooking the front of the property, ideal as a sitting room, dining room, home office or fifth bedroom.

Kitchen

16'5 x 11'5 (5.00m x 3.48m)

A beautifully fitted contemporary kitchen with an extensive range of cupboards and work surfaces incorporating a five-ring induction hob, double oven, integrated microwave, dishwasher, washing machine and Quooker boiling water tap. Breakfast bar seating and an open-plan layout lead directly into the impressive family room.

Family Room

15'7 x 15'6 (4.75m x 4.72m)

A superb extension creating a fantastic open-plan family and entertaining space with full-width sliding doors opening onto the landscaped rear garden, allowing an abundance of natural light. Ample room for both living and dining furniture.

Cloakroom

Recently fitted with a low-level WC and wash hand basin.

Landing

Window to the side aspect, staircase to the second floor and doors leading to all first floor accommodation.

Bedroom Two

12'1 x 11'5 (3.68m x 3.48m)

A spacious double bedroom overlooking the rear garden.

Bedroom Three

10'9 x 9'4 (3.28m x 2.84m)

Double bedroom overlooking Priory Road.

Bedroom Four

8'3 x 7'6 (2.51m x 2.29m)

Small double room/office with windows overlooking Priory Road

Family Bathroom

A modern white suite comprising a panelled bath, separate corner shower cubicle, low-level WC and wash hand basin. Window to the rear aspect.

Top Landing

Window to the side aspect, useful storage area and door to the principal bedroom.

Bedroom One

17'4 x 11'9 max (5.28m x 3.58m max)

An impressive dual-aspect principal bedroom with two Velux windows to the front and a double glazed window overlooking the rear garden. Fitted eaves storage and door leading to the en-suite shower room.

En-Suite Shower Room

7'2 4'4 (2.18m x 1.32m)

Modern white suite comprising a shower cubicle, low-level WC and wash hand basin with window to the rear.

Rear Garden

A beautifully landscaped south-facing rear garden featuring an extensive patio seating area, lawn, mature tree and established flower borders. Timber cabin providing useful garden storage and gated side access.

Front and Drive

Private driveway providing off-road parking for two vehicles together with shared side access leading to the rear garden.

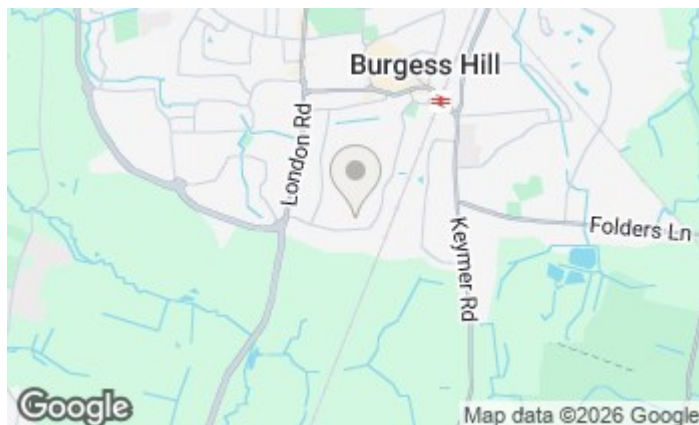
Other Information

Council Tax Band: D

Local Authority: Mid Sussex District Council

Tenure: Freehold

EPC Rating: C



Directions

Start at Burgess Hill Train Station on Station Road and head northwest along Station Road (B2113) towards Wolstonbury Way. Shortly after, turn left onto Wolstonbury Way. Continue for a short distance and then take the next left onto Queens Crescent. Follow Queens Crescent as it continues onto Chanctonbury Road. Stay on Chanctonbury Road until you reach Priory Road, where you will turn right. Your destination will be on the left along Priory Road, Burgess Hill RH15 9HD. Distance 0.7 miles

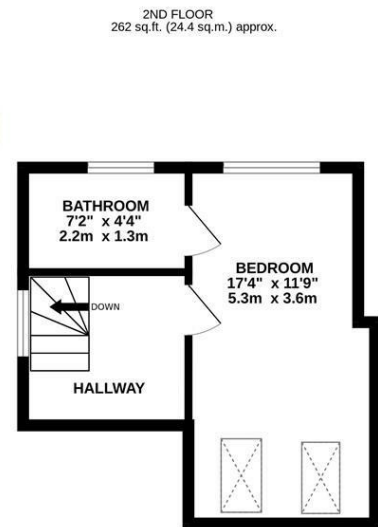
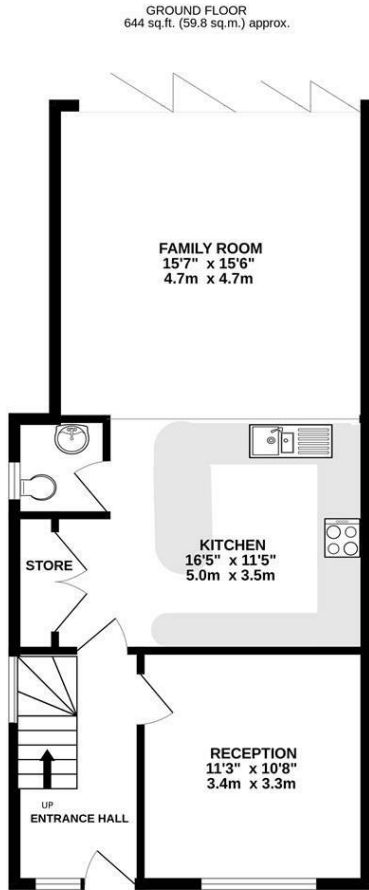
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Floor Plan



TOTAL FLOOR AREA : 1303 sq.ft. (121.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	