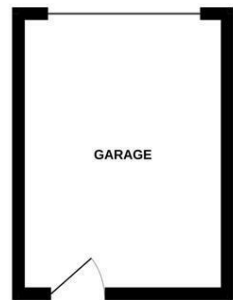
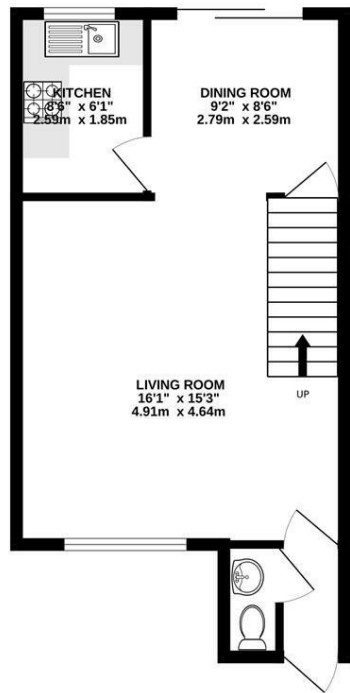
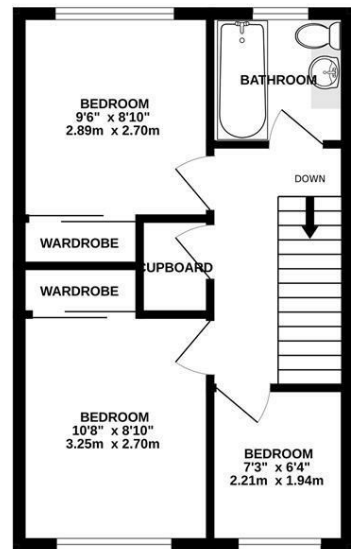


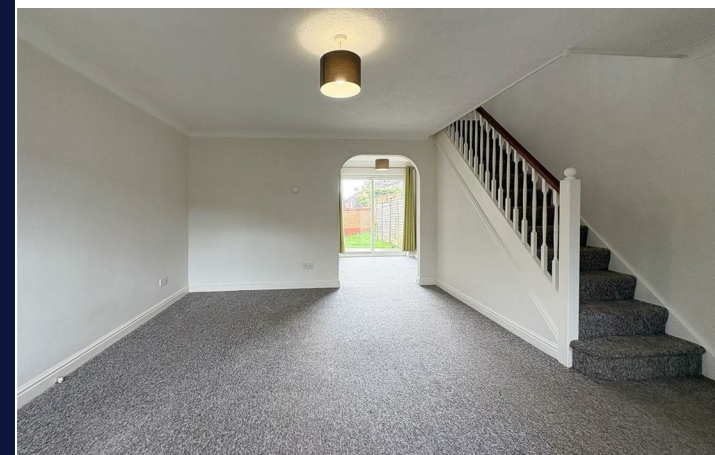
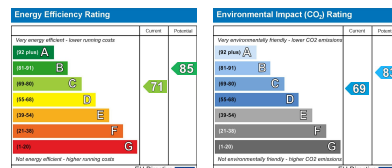
GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2025



16 Mocatta Way, Burgess Hill, RH15 8UR

Guide Price £395,000 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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## 16 Mocatta Way, Burgess Hill, RH15 8UR

- \* NO ONWARD CHAIN
- \* End of terrace
- \* Front and rear garden
- \* Family bathroom and downstairs cloakroom
- \* Driveway and garage
- \* Neutrally decorated throughout

A modern and well-presented three-bedroom end-of-terrace home, ideally situated on the western outskirts of Burgess Hill. Offering off-road parking, a garage and a private rear garden, this attractive home is ideally suited to first-time buyers, young families and downsizers alike. Conveniently located within easy reach of local amenities, The Triangle Leisure Centre and highly regarded schools, including St Paul's Catholic College, the property also benefits from excellent transport links via the nearby A23, providing easy access to Brighton, Gatwick Airport and London.

Beautifully presented throughout in neutral tones, the home offers bright and well-proportioned accommodation ready for immediate occupation and is further enhanced by the advantage of no onward chain.

### Ground Floor

The ground floor is accessed via an entrance porch, with doors leading to the downstairs cloakroom and the spacious living/dining room. Filled with natural light, this welcoming reception space provides the perfect setting for both everyday living and entertaining, with double doors opening directly onto the rear garden to create a seamless connection between inside and out.

A useful under stairs cupboard offers practical storage, while the open-plan layout flows naturally into the kitchen. Refitted in recent years, the kitchen features a range of contemporary units, an integrated oven and gas hob, together with space for a freestanding fridge freezer and washing machine, combining style and functionality for modern-day living.

### First Floor

The first floor offers a well-balanced layout designed to meet the needs of modern family life.

The principal bedroom enjoys a pleasant front aspect and benefits from built-in wardrobes, providing excellent storage while maintaining a spacious feel. The second bedroom overlooks the rear garden, creating a peaceful retreat, and also features built-in wardrobes. Bedroom three is positioned at the front of the property and offers flexible accommodation, ideal as a child's bedroom, nursery, home office or guest room. Completing the accommodation is the family bathroom, fitted with a bath and shower over.

The landing adds further practicality, with an airing cupboard and loft access providing valuable additional storage space.

### Further Attributes

Further benefits include gas-fired central heating, uPVC double glazing throughout, neutral décor and the advantage of no onward chain.



### Outside

To the front, the property enjoys an attractive setting with a lawned garden and pathway leading to the entrance. Occupying an end-of-terrace position, it benefits from a wider plot than many neighbouring homes, creating a greater sense of space and openness. Gated side access provides a convenient route through to the rear garden.

To the rear, a driveway provides off-road parking and leads to the garage, offering excellent storage and practicality. A gate adjacent to the garage provides direct access into the garden.

The rear garden is fully enclosed and designed with ease of maintenance in mind, featuring a generous patio ideal for outdoor dining and entertaining, alongside an area of lawn providing space for children to play, pets to roam or simply to enjoy the outdoors. Access to the garage further enhances the garden's practicality, creating a well-rounded outdoor space suited to a variety of lifestyles.

### Location

Mocatta Way is 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.

### Finer Details

Tenure: Freehold

Title Number: WSX210795

Local Authority: Mid Sussex

Council Tax Band: D

Available Broadband Speed: Ultrafast up to 1800

