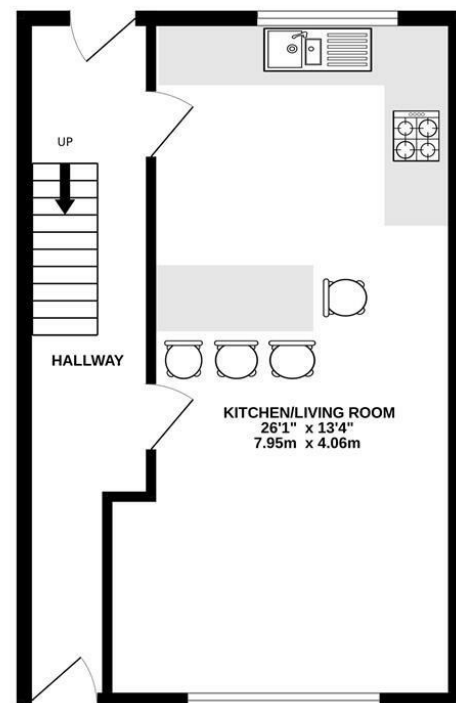
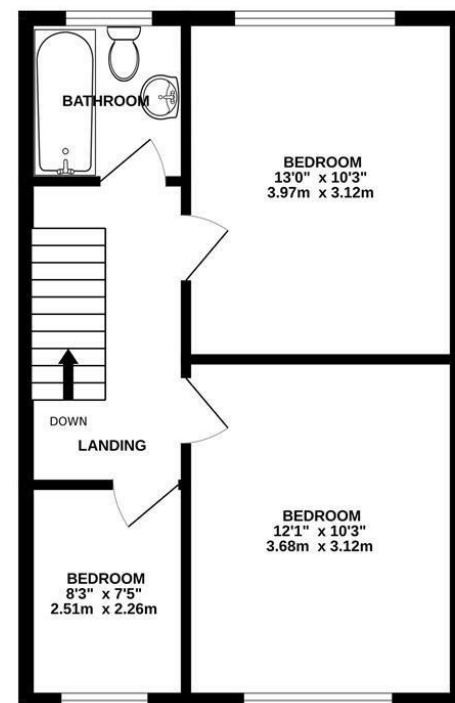


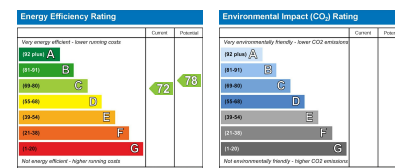
GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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46 Cissbury Road, Burgess Hill, West Sussex, RH15 8PN

Guide Price £350,000 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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46 Cissbury Road, Burgess Hill, West Sussex, RH15 8PN

- Immaculate three-bedroom end-terrace home
- West-facing private rear garden
- Stylish open-plan living space
- Recently redecorated throughout
- Turnkey ready with new flooring and carpets
- Located within short walk of number of schools

An immaculate three-bedroom end-of-terrace home, beautifully presented throughout and benefiting from a sunny west-facing rear garden. Recently redecorated in fresh, neutral tones and complemented by new flooring and carpets throughout, the property is truly turnkey ready, making it an ideal purchase for first-time buyers, young families or those looking to downsize.

The well-planned accommodation comprises a contemporary open-plan kitchen/living room to the ground floor, while the first floor offers three well-proportioned bedrooms and a modern family bathroom.

Situated in the quiet residential road of Cissbury Road, within a small cul-de-sac on the sought-after western side of Burgess Hill, the property is almost adjacent to West End Recreation Ground. Two well-regarded primary schools are within half a mile, St Paul's Catholic College is approximately 0.7 miles away, and Burgess Hill town centre, with its excellent range of shops, cafés and mainline railway station, is just one mile from the property.

**Ground Floor**  
The ground floor comprises a welcoming entrance hall opening into a spacious dual-aspect open-plan living, kitchen and dining area, creating a bright and sociable space ideal for modern living.

The living area provides a comfortable place to relax, while the contemporary kitchen is fitted with a range of units complemented by solid oak worktops and a breakfast bar. There is ample storage together with integrated appliances including an electric oven with induction hob. The kitchen enjoys pleasant views over the rear garden and flows seamlessly into the dining area, making it ideal for both everyday family life and entertaining.

To the rear, an inner hallway provides access to the garden via an external door and stairs rising to the first floor.

**First Floor**  
The first floor comprises a landing with doors leading to all three bedrooms and the family bathroom.

The principal bedroom is a generous double room positioned to the rear of the property, enjoying a pleasant outlook over the garden. Bedroom two is another well-proportioned double bedroom located to the front, while bedroom three is a good-sized single room, ideal as a child's bedroom, nursery or home office.

The family bathroom is fitted with a modern white suite comprising a panel-enclosed bath with shower over, wash hand basin and WC, providing a bright and practical space for everyday living.



**Further Attributes**

Gas central heating with combi boiler, uPVC double glazing throughout.

**Outside**

To the front, the property benefits from unrestricted on-road parking with ample spaces available. The front garden is predominantly laid to lawn, with a pathway leading to the front entrance and gated side access to the rear garden.

The private rear garden enjoys a desirable west-facing aspect, making it ideal for enjoying the afternoon and evening sun. Predominantly laid to lawn, the garden also features a gravelled side area providing useful storage space and gated side access. A brick-built storage shed offers additional practicality, while mature trees beyond the rear boundary enhance both privacy and the pleasant outlook.

**Location**

Cissbury Road, within a small cul-de-sac on western side of Burgess Hill, the property is almost adjacent to West End Recreation Ground and children's play park nearby. The location provides quick and easy access to to the A23, providing convenient links to London, Gatwick Airport, and the South Coast/A27. Families will appreciate the choice of well-regarded local schools, including Southway Juniors, The Gattons Infants, and St Paul's Catholic College. Leisure and social options are equally appealing, with the Woolpack Pub and Beer Garden within easy reach, and the popular Triangle Leisure Centre located nearby.

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 0.7 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.

**The Finer Details**

Tenure: Freehold

Title Number: WSX189141

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed: Ultrafast (up to 1000 mbps)

