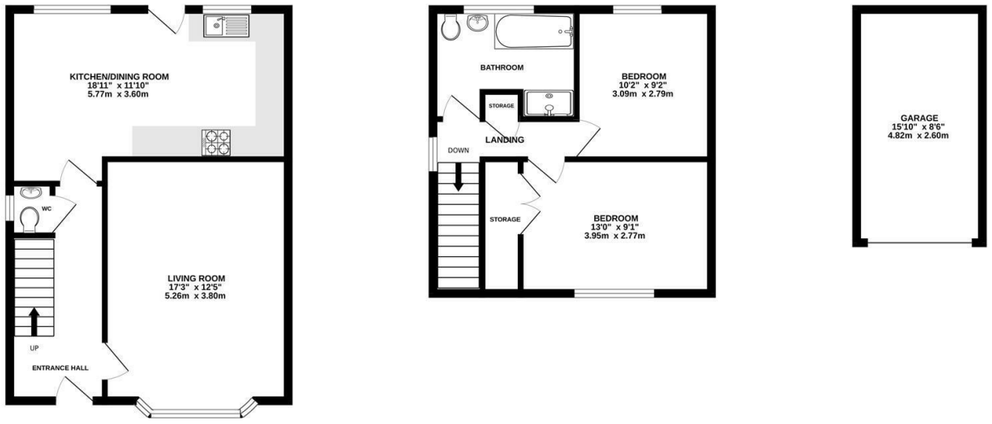
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.

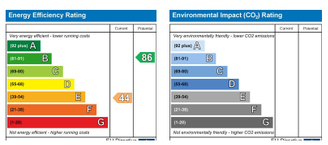
GARAGE
135 sq.ft. (12.5 sq.m.) approx.



INCLUDING GARAGE

TOTAL FLOOR AREA : 1007 sq.ft. (93.5 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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.







19 The Nursery, Burgess Hill, RH15 0LF

Guide Price £390,000 Freehold

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19 The Nursery, Burgess Hill, RH15 0LF

Fully refurbished two-bedroom semi-detached home

Stylish new kitchen and modern bathroom

Spacious living room with bay window

Private rear garden

Off-road parking and garage en-bloc

Walking distance to Burgess Hill and Wivelsfield stations

A very well presented two-bedroom semi-detached home located in a quiet cul-de-sac The Nursery, Burgess Hill. The current owners have undertaken full refurbishment in recent years, including a stylish new kitchen and bathroom, solid oak internal doors and fresh neutral décor throughout, creating a modern and welcoming home.

Outside, the property enjoys a private rear garden, off-road parking and a garage en-bloc. Burgess Hill town centre and Wivelsfield mainline railway station are both within walking distance, making this an ideal home for first-time buyers, downsizers or commuters.

Ground floor
The ground floor is approached via a welcoming entrance hall, with stairs rising to the first floor, useful understairs storage and a downstairs cloakroom. Doors lead through to the living room to the front and open plan kitchen/dining room to the rear.

The spacious living room enjoys plenty of natural light from a large bay window and has been neutrally decorated to create a comfortable and relaxing space. To the rear, the open-plan kitchen/dining room offers a good range of shaker-style units, generous worktop space and a butler sink. Integrated appliances include a gas hob, double oven, fridge and freezer, with additional space and plumbing for a washing machine and tumble dryer. The room enjoys views over the rear garden, with direct access outside to the terrace.

First Floor
The first-floor landing benefits from a useful linen cupboard and provides access to both bedrooms and the family bathroom.

The main bedroom is a generous double room, with excellent built-in storage behind double doors. Overlooking the rear of the property, bedroom two is also a well-proportioned double, offering comfortable additional accommodation. Completing the first floor is the modern family bathroom, which has been refitted in recent years and comprises a white suite with a bath, separate shower unit, wash basin and WC.

Further attributes
Gas central heating, combi boiler fitted in recent years with with Hive controls, uPVC double glazing throughout.



Outside
To the front, the property benefits from off-road parking for several vehicles, with access to the front entrance and side gate access through to the rear garden. The garage is conveniently positioned en-bloc alongside the property, with additional parking available directly in front. The garage provides useful storage space and is fitted with an up-and-over door to the front.

The private rear garden is a particularly attractive feature. A spacious terrace sits directly off the kitchen/dining room, providing an ideal space for outdoor dining and entertaining. From here, a pathway leads through the garden to a raised lawn, with steps connecting the different levels. Raised flower beds, mature shrubs and established planting add colour and interest, creating a lovely space to relax and enjoy the southerly aspect.

Location
The Nursery is ideally positioned between Junction Road and Kings Way, in the north-eastern part of Burgess Hill, offering a convenient setting for both commuters and families.

For commuters, both Burgess Hill and Wivelsfield mainline station are located approximately a 15-minute walk away, providing regular services to London Bridge, London Victoria, Gatwick Airport and Brighton. The nearby 'World's End' parade of shops caters for everyday needs, with a convenience store, fish and chip shop, barbers, hairdressers, newsagents and dog groomers. Families are also well served, with Oak Tree Primary School and Little Explorers Nursery nearby. For more extensive shopping, Burgess Hill offers a choice of three supermarkets, including Waitrose, Tesco and Lidl.

The Finer Details
Tenure: Freehold
Title Number: WSX446
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Ultrafast (up to 1000mbps download)











