



**hamlyn
smith.**

London Road, Burgess Hill, RH15 8NE

Starting Bid
£615,000

hamlyn smith.

 6 Bedrooms

 3 Reception Rooms

 3 Bathrooms

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £615,000

This beautifully proportioned Georgian property extends to over 2,900 sq ft of versatile accommodation arranged across four floors, offering an exceptional blend of period character and practicality.

Occupying approximately a third of an acre, the property presents a compelling development opportunity (subject to the necessary consents), while enjoying a highly convenient position close to Burgess Hill town centre and two mainline railway stations—making it ideally suited for both investors and owner-occupiers alike.x

- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £615,000
- 6-Double Bedroom Semi-Detached Georgian Home
- Expansive Front & Side Gardens
- Self-Contained Annexe with own entrance
- 3-4 Reception Rooms
- Period Features throughout
- Private Driveway with Garage
- Fantastic scope for converting into apartments (STPP)







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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £615,000

Hamlyn Smith are pleased to bring to the market this elegant Georgian home, offering over 2,900 sq ft of versatile living space across four floors. Combining period charm with modern practicality, the property is set on a generous 3rd of an acre plot on the edge of the South Downs, with expansive front and side gardens and excellent potential for a self-contained annexe or further development, including conversion into period flats (subject to planning consent).

The property features multiple reception rooms, including a principal living room to the front with an open fireplace, bay window, and classic period detailing, a formal dining room next door, and a bright orangery to the side of the house. The spacious kitchen/dining room is located towards the rear of the property, fitted with a range of units and integrated appliances, while French doors create a seamless flow between the interior and the garden. The rear wing of the property offers a large bedroom, reception room, and bathroom with its own entrance – ideal for conversion into a self-contained annexe. Above this annexe, there is a large loft space, fully boarded with a Velux window, offering excellent potential for additional accommodation, a home office, or a studio. The property also benefits from a basement, which can be used for storage, accessed from the entrance hall.

Upstairs, the first floor comprises three double bedrooms and two bathrooms, with storage and period features throughout. The second floor adds two further double bedrooms and a large walk-in storage room with loft access, providing further scope for expansion or a home studio.

Externally, the property offers a private driveway with off-road parking, a single detached garage, and a substantial front garden with mature trees, established planting, and fruit trees including apple, pear, and fig. Burgess Hill town centre is nearby, offering a wide range of amenities including shops, cafés, restaurants, and supermarkets, while transport links to London Victoria, London Bridge, Gatwick, and Brighton are excellent via both Burgess Hill and Wivelsfield stations. Families are well served by highly regarded state and independent schools, including Burgess Hill School for Girls, Hurstpierpoint College, Ardingly College, and Brighton College.

This Georgian home, in need of refurbishment, presents a rare opportunity for buyers seeking a spacious period property with charm, modern comfort, and significant potential for development, set in a prime South Downs location.

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be



The garage is not included in the square mileage. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and are not representative of their operability or efficiency. They can be seen on the production of the floor plan.



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