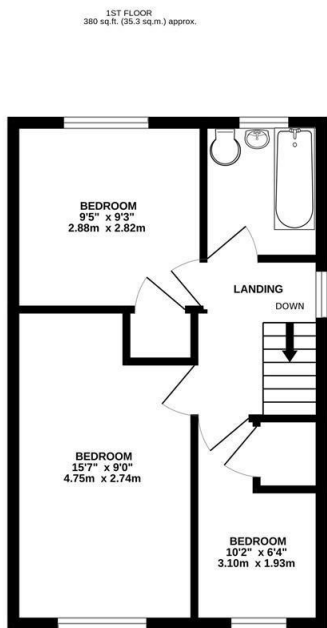
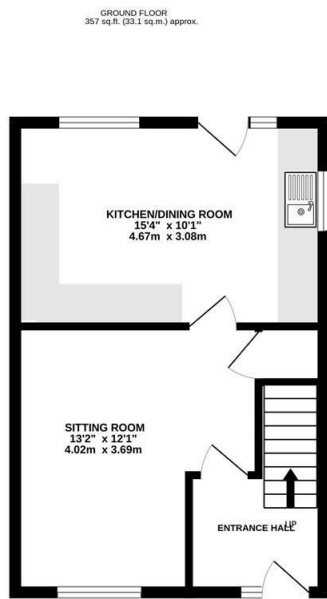
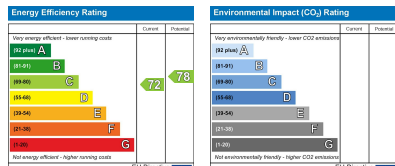


TOTAL FLOOR AREA: 881 sq.ft. (81.8 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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21 Sawyers Close, Burgess Hill, RH15 0QB

Guide Price £325,000 Freehold

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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.

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21 Sawyers Close, Burgess Hill, RH15 0QB

- * Three bedroom semi-detached house
- * Potential to modernise
- * Ample off road parking
- * Garage
- * South facing garden
- * Walking distance of Burgess Hill Mainline Train Station

A spacious three-bedroom semi-detached home, offering excellent potential to modernise or extend to the side (subject to planning permission). The property benefits from off-road parking for several vehicles, a garage, and a private south-facing garden, all tucked away in a quiet cul-de-sac in Sawyers Close. Ideally situated within easy reach of Burgess Hill town centre, local amenities, and the mainline train station, this home presents a fantastic opportunity for families or buyers looking to create their ideal home in a desirable, peaceful setting.

The Ground Floor

Accessed via a entrance hall, the ground floor features a spacious living room with a handy understairs storage cupboard and a bright, airy feel thanks to its generous proportions. To the rear of the property is the kitchen/dining room, measuring approximately 15'4" x 10'1", enjoying a dual aspect that allows for plenty of natural light.

The kitchen offers ample worktop space and storage units, providing excellent potential for modernisation to suit contemporary living. Doors open directly onto the rear garden, creating a lovely flow between indoor and outdoor spaces—ideal for family life or entertaining.

The First Floor

The first floor comprises a landing with loft access and doors leading to all bedrooms and the family bathroom. The main bedroom measures approximately 15'7" x 9'0", offering a bright and spacious feel with ample room for wardrobes and additional furniture. The second bedroom is a generous double, enjoying peaceful views over the mature rear garden and benefiting from built-in wardrobes. The third bedroom is a well-proportioned single room, also featuring built-in storage — ideal as a child’s room, study, or guest space.

The family bathroom is fitted with a white suite, comprising a bath with shower over, WC, and wash basin, providing a clean and functional space with scope for modernisation.

Further Atributes

Gas central heating, UPVC double glazing throughout and potential to extend (STPP)



Outside

To the front, the property features off-road parking for several vehicles, enclosed by a charming picket fence with double gates providing access to additional parking along the side of the house and to the garage, which is accessed via an up-and-over door.

To the rear, there is a private south-facing garden, perfectly positioned to enjoy the sun throughout the day. A paved terrace adjoins the kitchen, creating an ideal spot for outdoor dining or relaxation. The garden is attractively designed with a gravel pathway, a variety of mature shrubs, and a striking palmtree, offering both greenery and character to this peaceful outdoor space.

Location

Sawyers Close is ideally situated within a peaceful residential development of Burgess Hill. Located within the Birchwood Grove Primary School catchment and just a short walk from the town centre and mainline railway station, this location offers the perfect blend of family-friendly living and everyday convenience. Commuters are well catered for, with Burgess Hill Station providing fast and frequent services to London Victoria and London Bridge in approximately 50 minutes, Brighton in just 15 minutes, and Gatwick Airport in 15–20 minutes—making this an ideal base for those travelling for work or leisure.

The town centre is home to a wide array of amenities, including high street names such as Waitrose, alongside a selection of independent shops, boutiques, cafés, bars, and restaurants, many of which are clustered around the revitalised Martlets Shopping Centre. Additional conveniences include a Tesco Superstore, Lidl, and the much-loved Orion Cinema, an independent picture house with a long-standing presence in the heart of the town.

The Finer Details

Tenure: Freehold
Title Number: WSX36626
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Ultrafast

