



St Albans

25 SILVERDALE ROAD | BURGESS HILL | WEST SUSSEX | RH15 0ED

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Situation

A significantly enlarged and versatile Victorian semi detached house boasting glorious landscaped gardens set along an enviable road close to the centre of the town and being within minutes' walk of the mainline station

Burgess Hill is a vibrant town with a comprehensive array of shops, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally with Burgess Hill Girls and Birchwood Grove Primary school with easy walk.

Just a short walk from the heart of this vibrant town, 'St Albans' is a beautifully presented Victorian semi-detached house that effortlessly blends period charm with contemporary living. Rich in character, the property showcases elegant original features while having been thoughtfully extended to suit modern lifestyles. To the front, a quintessential sitting room provides a warm and inviting retreat, centred around a fireplace with wood burning stove and enhanced by high ceilings and a striking bay window that fills the space with natural light. The adjoining dining room offers an ideal setting for both formal entertaining and everyday family living. To the rear, the home opens into an impressive kitchen/ breakfast/family room, undoubtedly the heart of the house. This superb modern extension has been designed with both style and practicality in mind, featuring a beautifully appointed kitchen with a range of high quality appliances alongside generous space for dining and relaxed seating. A separate utility room provides additional convenience. Further enhancing the ground floor is a room currently used as a home office complete with its own en-suite shower room, ideal for guests or multi-generational living. Upstairs, four well proportioned bedrooms are arranged around a family bathroom. The principal suite is particularly impressive enjoying a Juliet balcony overlooking the rear garden along with a stylish en-suite shower room and a dedicated dressing room. Bedrooms two and three are thoughtfully connected via a shared dressing room and 'Jack and Jill' shower room offering both practicality and a sense of luxury. Outside, the beautifully landscaped rear garden provides a perfect balance of formal lawn and vibrant well stocked planting, creating a tranquil and private setting. A secluded area to the rear offers an ideal space to unwind, while two charming breeze houses, complete with power and lighting provide exceptional spaces for entertaining. To the front, a sweeping shingle driveway offers ample off street parking.



Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » Range cooker with extractor over
- » Space for dishwasher
- » Island unit with granite worksurface, breakfast bar and inset sink
- » Large pantry cupboard



Bathrooms

Family Bathroom

- » Panelled bath
- » Low level w.c. suite with concealed cistern
- » Wash hand basin
- » Wall mounted towel radiator
- » Fully tiled walls and floor



Principal Bedroom En-Suite Shower Room

- » Large fully tiled walk in shower with hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with a selection of cupboards under
- » Fully tiled floor

'Jack & Jill' Shower Room

- » Large fully tiled walk in shower with hand shower attachment
- » Low level w.c. suite
- » Wash hand basin

Ground floor shower room

- » Fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Tiled floor with electric underfloor heating



Bedrooms



Specification

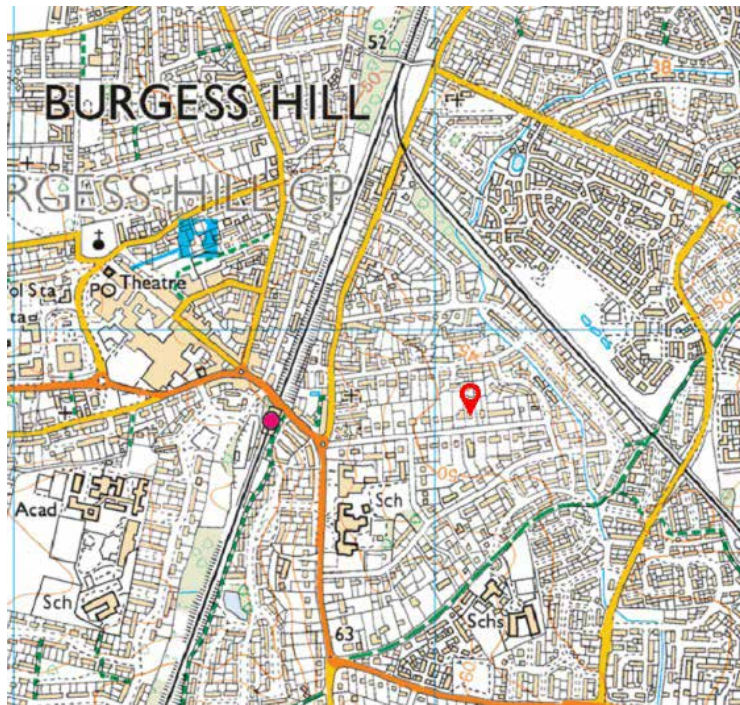
- » 2 x gas fired boilers
- » Useful utility room with electric underfloor heating
- » Versatile office/bedroom on the ground floor with underfloor heating and an en-suite shower room
- » Character features throughout
- » Store accessed via the front driveway
- » Landscaped rear garden with secluded area at the rear, housing 2 breeze houses in the garden with light and power
- » Sweeping driveway with parking for several cars



External

The property is approached via a sweeping shingle driveway providing ample parking for several vehicles. A paved pathway leads to the front door bordered by a well kept lawn that enhances the home's attractive frontage. To the rear, the garden has been thoughtfully designed to offer both structure and seclusion. A generous shingle terrace adjoins the property providing an ideal setting for outdoor dining and entertaining. Beyond, a beautifully maintained lawn stretches away centred around a striking magnolia tree and framed by well stocked borders of mature shrubs and seasonal planting. A paved pathway draws you through the garden adding both definition and flow. Discreetly screened behind a wooden trellis, a secluded garden area awaits. A tranquil retreat featuring an additional lawn, a decked seating area and two charming breeze houses equipped with power and lighting, these versatile spaces provide the perfect setting for relaxation or entertaining whatever the occasion.





Silverdale Road, Burgess Hill, RH15 0ED

Approximate Gross Internal Area = 281.4 sq m / 3028 sq ft
(Including Eaves)

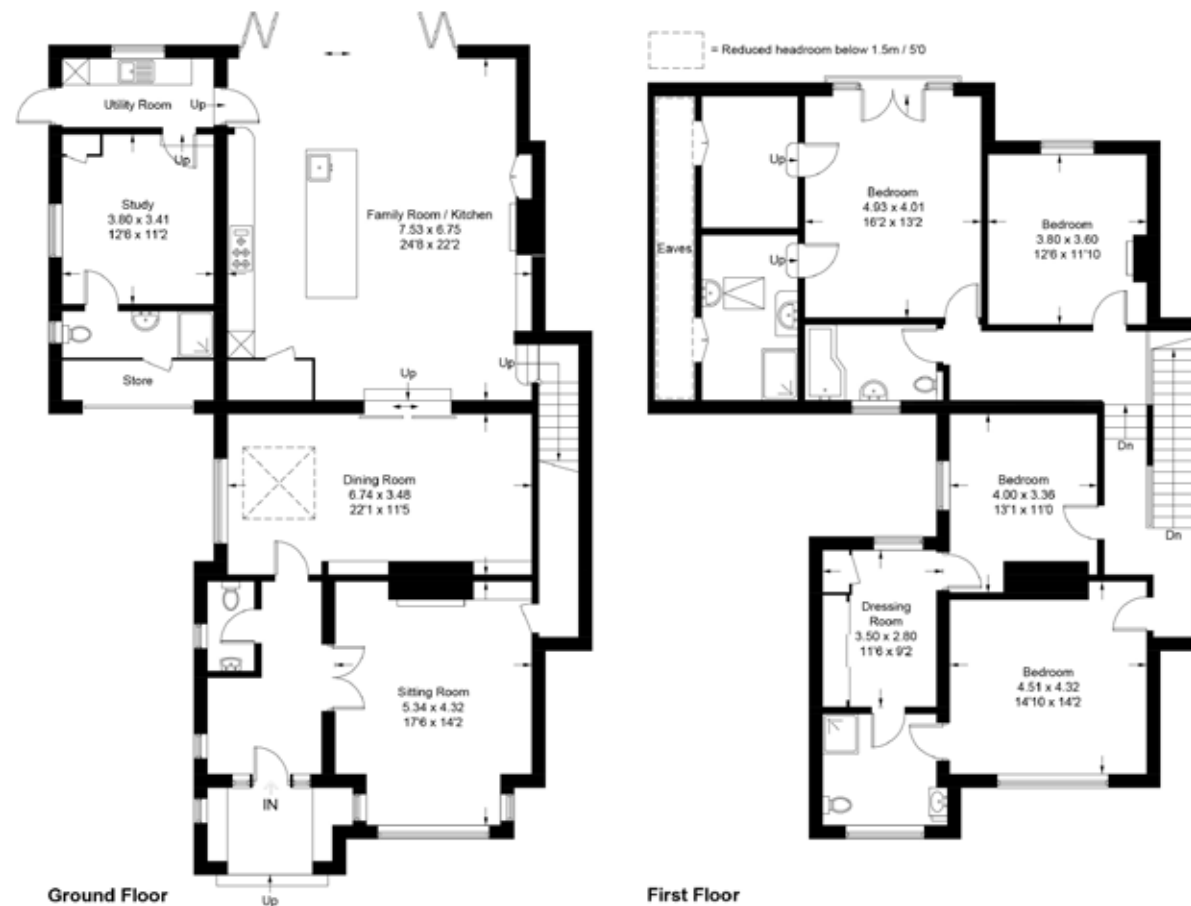


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

Transport Links

Burgess Hill Train Station	approx. 0.4 miles
Hassocks Train Station	approx. 2.8 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 2.9 miles
Brighton	approx. 10.6 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor.

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