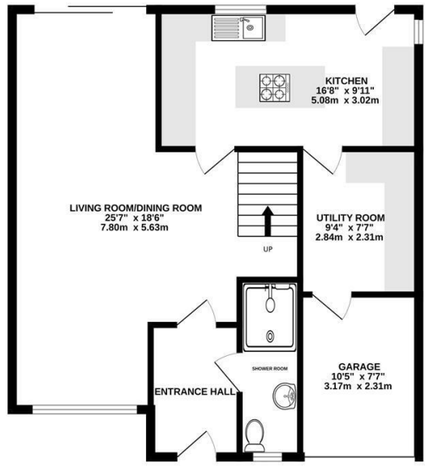
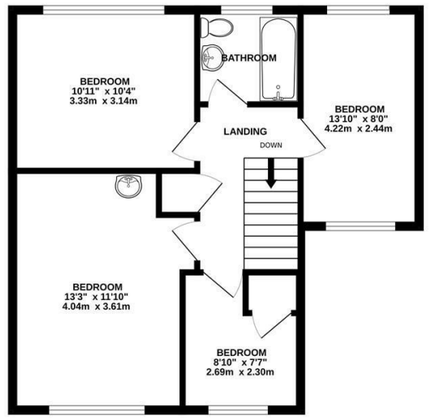
GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.

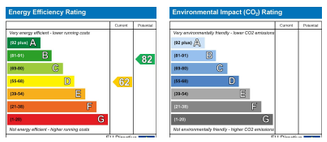


1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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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.







55 The Warren, Burgess Hill, RH15 0DU

Offers Over £550,000 Freehold

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55 The Warren, Burgess Hill, RH15 0DU

* Spacious four-bedroom detached home

* West-facing private rear garden

* Driveway parking and integral garage

* Neutrally decorated and presented throughout

* Sought after location, within short walk of Birchwood Grove Primary School

*Walking distance to Burgess Hill train station

A spacious and well presented four-bedroom detached family home, offering approximately 1,297 sq ft of well-proportioned accommodation. Situated in the highly sought-after residential road of The Warren, Burgess Hill, the property benefits from ample off-road parking, a private rear garden and a complete onward chain. Tastefully decorated throughout in fresh, neutral tones, this attractive home is presented in excellent order and is ready for immediate occupation, making it an ideal choice for families seeking a turnkey property.

The Warren is a popular residential location, conveniently positioned within walking distance of Burgess Hill town centre and the mainline railway station, providing excellent transport links to London and the South Coast. Birchwood Grove Primary School is also just a short walk away, along with nearby parks and local amenities, making this an exceptional home in a highly convenient setting.

Ground Floor
The ground floor comprises a welcoming entrance hall with doors leading to the living accommodation and a useful ground floor shower room, fitted with a shower, WC and wash hand basin. The spacious dual-aspect living/dining room is a particular feature of the home, offering flexible space for both relaxing and entertaining. The living area provides a comfortable place to unwind, while the dining area enjoys pleasant views over the rear garden and benefits from sliding doors opening directly onto the patio, creating a seamless connection between the indoor and outdoor spaces.

The generous dual-aspect kitchen is beautifully appointed with a range of oak style units, complemented by granite worktops and a central island incorporating additional storage and an integrated electric hob. Integrated appliances include 2x oven and free-standing American-style fridge/freezer, while the layout provides ample workspace for everyday family living.

Adjoining the kitchen is a practical utility room offering further storage, integrated dishwasher, a sink and plumbing for both a washing machine and tumble dryer. An internal door provides access to the garage, which benefits from an electric roller door to the front and excellent storage space.

First Floor
The first floor comprises a spacious landing with a useful linen cupboard, loft hatch access and doors leading to all four bedrooms and the family bathroom. The principal bedroom is a generous double room positioned to the front of the property and benefits from handbasin and vanity unit. Bedroom two is another well-proportioned double overlooking the rear garden, while bedroom three is a bright dual-aspect double room offering excellent natural light. Bedroom four is a good-sized single bedroom with built-in wardrobe, making it ideal as a child's bedroom, nursery or home office. The contemporary family bathroom is fitted with a stylish white suite comprising a panel-enclosed bath with rainfall shower and additional handheld attachment over, wash hand basin with vanity unit, WC and a heated towel rail, creating a modern and practical space for everyday living.

Further Attributes
The property benefits from gas-fired central heating with a combi boiler installed in 2021, uPVC double glazing throughout and Virgin Media fibre broadband. The external cladding to the front elevation was replaced in 2026, providing additional peace of mind and enhancing the property's attractive appearance.



Outside
To the front of the property, a paved driveway provides ample off-road parking and leads to the integral garage, which benefits from a remote-controlled electric roller door. A neatly maintained lawn and gated side access complete the attractive frontage.

The private rear garden enjoys a desirable west-facing aspect and extends to approximately 40 feet in length. Predominantly laid to level lawn, the garden is bordered on three sides by paved patio areas, creating excellent spaces for outdoor dining and entertaining. Further benefits include a timber summerhouse, garden shed and outside tap, while mature conifer hedging to the rear and panelled fencing provide an excellent degree of privacy.

Location
The Warren is ideally located in a desirable residential location within a short walk of Burgess Hill mainline train station and town centre, which offers a wide range of amenities including a Waitrose supermarket, local shops and cafes. The Warren is also located within a short walk of the highly regarded Primary School Birchwood Grove. The Triangle Leisure Centre and the A23 link road are also within close reach, providing convenient connections to Brighton, Gatwick, and beyond. Burgess Hill mainline train station is located approximately 0.8 miles from the property, offers regular services to London (Bridge and Victoria), Gatwick Airport, Brighton and Haywards Heath, making it an excellent location for both local and long-distance commuting.

The town is surrounded by picturesque Sussex countryside and historic villages such as Ditchling, Hurstpierpoint, and Hassocks all offering scenic walks, traditional pubs, and a taste of village life within a short drive.

The Finer Details
Tenure: Freehold
Title Number: WSX12326
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed; Ultrafast (up to 1000mbps)











