



For Sale: OIRO £525,000 Freehold
Burgess Hill, West Sussex, RH15

- Detached House
- Extension Potential STNC
- Three Bedrooms
- Downstairs WC

Arington 

Arlington are delighted to present this elegant and beautifully presented three-bedroom detached family home, ideally situated at the end of a quiet cul-de-sac on the eastern side of Burgess Hill, offering excellent potential for extension (STNC). The current owner has tastefully dressed the property, creating a warm and inviting home ideal for family living. The accommodation includes a bright and spacious open-plan living/dining room, with a bay-fronted living area featuring stylish shutters and doors opening onto the west-facing rear garden-perfect for both everyday living and entertaining. Shutters are fitted to all front-facing windows, both upstairs and downstairs, adding a cohesive and high-quality finish. A fitted kitchen, downstairs WC, and modern front door complete the ground floor. Upstairs offers two generous double bedrooms with built-in wardrobes and a well-proportioned single, along with a stylish modern family bathroom. Externally, the property features a front garden laid to lawn and a west-facing rear garden, benefiting from established trees, a patio area, and secure fencing-ideal for children and pets. A rear gate provides direct access onto Kings Way, perfect for family walks, dog walking, and convenient access to nearby shops and local amenities. The driveway is initially shared, leading to a private section providing off-street parking and access to the garage, with additional gated hardstanding. Further benefits include gas-fired central heating and double glazing throughout. Council Tax Band: E. EPC Rating: C. Early viewing is highly recommended.

Internal

Ground Floor	Door to...
Entrance Hall	Stairs to the first floor. Under stairs cupboard. Thermostatic controller. Doors to...
WC	Fitted with a white suite comprising of a low level WC and wall hung basin. Part tiled walls. Tiled floor. Opaque window. Radiator.
Living Room	Bay window to the front with fitted shutters. Opening to...
Dining Room	Sliding doors to the rear garden
Kitchen	Fitted with a range of grey shaker wall and floor units with a light granite effect worktop with inset one and half sink with drainer, four point electric hob with oven under and extractor over. Tiled splashbacks. Space and plumbing for a washing machine, dishwasher and fridge / freezer. Larder cupboard housing the fuse box. Boiler. Window looking out to the rear garden. Door to the side.
First Floor	
Landing	Stairs from the ground floor. Window to the side. Loft hatch. Doors to...
Bedroom 1	Window to the front fitted with shutters. Built in wardrobe with sliding mirrored doors.
Bedroom 2	Window to the rear. Built in wardrobe with sliding mirrored doors.
Bedroom 3	Window to the front. Cupboard.
Family bathroom	Fitted with a white suite comprising of a panelled bath with shower over, low level WC and basin inset within a vanity unit. Heated towel rail. Part tiled walls. Tiled floor. Opaque window.

External

Gardens	The gardens wrap around the house with a lawned area to the front. An initially shared driveway leads to a private driveway providing off street parking and the garage beyond. The rear gardens are mainly laid to lawn with a patio area adjoining the rear of the property and a hardstanding area next to the garage. Rear gate access to Kings Way.
Garage	Power & light. Up & over garage door. Window to the rear. Door to the side.



Room Details

Internal

Ground Floor

Living Room 14'11" max x 11'11" max (4.55m max x 3.63m max)

Dining Room 10'11" x 8'8" (3.33m x 2.64m)

Kitchen 13'2" max x 9'1" max (4.01m max x 2.77m max)

First Floor

Bedroom 1 12'4" Max x 11'6" Max (3.76m Max x 3.51m Max)

Bedroom 2 11'6" Max x 11'6" Max (3.51m Max x 3.51m Max)

Bedroom 3 8'10" Max x 7'4" Max (2.69m Max x 2.24m Max)

Family bathroom

External

Garage 17'1" x 8'11" (5.21m x 2.72m)



Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

