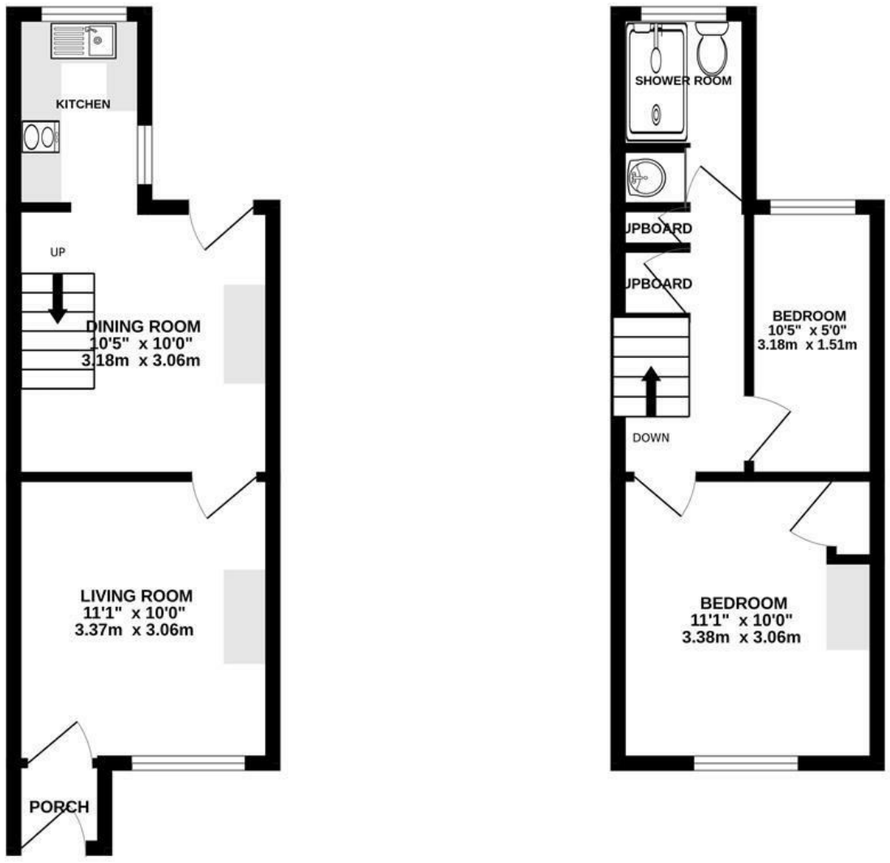
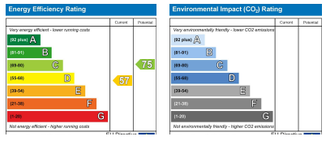
GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.

1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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.







49 Junction Road, Burgess Hill, RH15 0JB

Price £320,000 Freehold

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49 Junction Road, Burgess Hill, RH15 0JB

What we like.

* Period charm coupled with modern contemporary convenience.

* Separate reception rooms.

* Attractive west facing rear garden.

* Refitted kitchen and shower room.

* Modern gas central heating system, refitted boiler 2021.

* Close to both main line stations and town centre.

The Property.
A charming two-bedroom Victorian end-of-terrace cottage, ideally situated within walking distance of both mainline railway stations and Burgess Hill town centre.

The property is considered to be in good order throughout, offering an appealing blend of characterful period features and modern convenience. Highlights include two separate reception rooms, a modern refitted kitchen and a contemporary bathroom.

Outside, the mature rear garden is a particular feature of the property, providing an attractive outdoor space to relax and enjoy. To the front, a private driveway offers valuable off-road parking.

Accommodation.
On the ground floor, an enclosed porch opens into the living room, which features an attractive fireplace with a fitted log-burning stove. The living room leads through to a separate dining room, with stairs rising to the first floor.

The kitchen was refitted in 2024 and offers a good range of wall and floor units, together with integrated appliances and space for freestanding appliances. A timber lean-to lobby provides access to the rear garden.

On the first floor, there are two bedrooms and a contemporary shower room, which was refitted in 2023.

Gardens and Parking.
To the front of the property, a block-paved driveway provides off-road parking for a large vehicle. The rear garden is a particular feature, enjoying a westerly aspect and boasting a variety of mature plants, shrubs and trees. There are separate paved and decked seating areas, ideal for outdoor dining and relaxation, together with a large garden/storage shed, a pergola and a small ornamental pond, creating an attractive and established outdoor space.



Location.
Junction Road enjoys an exceptionally convenient location, with both of Burgess Hill's mainline railway stations within easy reach. Wivelsfield station is approximately 0.9 miles away, whilst Burgess Hill station is just 0.4 miles distant. Both offer regular commuter services to London Victoria and London Bridge, with journey times of around 50 minutes, as well as direct connections to Brighton in approximately 15 minutes and Gatwick Airport in around 20 minutes.

For those who enjoy the great outdoors, the beautiful open countryside of Ditchling Common is nearby, providing an idyllic setting for walking, hiking and dog walking. Everyday essentials are also close at hand, with a Co-op convenience store within a short walk. Burgess Hill offers a choice of three major supermarkets, including Waitrose, Tesco and Lidl.

Leisure facilities are equally accessible, with The Triangle Leisure Centre boasting two swimming pools, a gym and a wide range of fitness classes, whilst PureGym on London Road is approximately one mile away.

For commuters travelling by car, the property also benefits from convenient access to the A23, connecting to the wider motorway network via Hickstead, just over four miles away.

Further Attributes.
Further Attributes include a recently refitted gas fired boiler and replacement double glazing

Finer Details.
Tenure: Freehold
Title Number: WSX5907
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Ultrafast (up to 1000 mbps)

