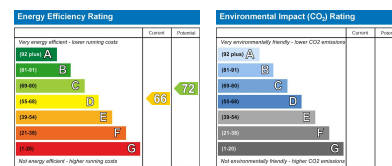


Sheddingdean Close, RH15
 Approximate Gross Internal Area = 98.5 sq m / 1061 sq ft
 Approximate Garage Internal Area = 9.8 sq m / 106 sq ft
 Approximate Total Internal Area = 108.3 sq m / 1167 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. PSP Homes



21 Sheddingdean Close, Burgess Hill, RH15 8JQ

Price Range £450,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
 54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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21 Sheddingdean Close, Burgess Hill, RH15 8JQ

- * Four bedroom semi-detached home
- * Ample parking and garage
- * South facing rear garden
- * Quiet cul-de-sac location
- * Well presented throughout
- * Walking distance to Wivelsfield mainline station

PRICE RANGE £450,000 - £475,000

Well-Presented Four-Bedroom Semi-Detached Home in a Quiet Cul-de-Sac. Coming to the market for the first time in 33 years, this very well-presented four-bedroom semi-detached home offers approximately 1,167 sq ft of well-balanced accommodation. The ground floor comprises a comfortable living room, separate dining room, well-appointed kitchen, and a convenient downstairs cloakroom, providing excellent space for family living and entertaining. To the first floor are four bedrooms, served by a modern family bathroom. Externally, the property benefits from off-road parking for several vehicles, a garage, and a private south-facing rear garden, ideal for enjoying the sun throughout the day.

Situated in a quiet cul-de-sac, the home is within comfortable walking distance of Wivelsfield mainline train station, making it an excellent choice for commuters, while also offering a peaceful residential setting.

Ground Floor

The ground floor is accessed via a welcoming entrance hall featuring wooden flooring and leading to the downstairs cloakroom, kitchen, living room, dining room, and a generous understairs storage cupboard. The dual-aspect living room is filled with natural light and enjoys a pleasant outlook to the front, with mature shrubs providing a good degree of privacy. A feature electric fire creates an attractive focal point, and the room measures approximately 16'10 x 16'5", offering excellent space for family living. To the rear, the dining room continues the wooden flooring and features French doors opening directly onto the rear garden, making it ideal for entertaining and indoor-outdoor living. The kitchen is well appointed with ample storage and granite worktop space, complemented by integrated appliances including an oven, hob, fridge, dishwasher, and washing machine. A side door provides convenient access to the rear garden.

First Floor

The first floor offers a central landing with doors leading to all bedrooms, the family bathroom, a useful linen cupboard, and loft hatch access. The main bedroom is a well-proportioned double featuring built-in wardrobes and enjoys far reaching views out to the countryside. Bedrooms two and three are also comfortable double rooms, both positioned to the rear of the property and enjoying pleasant open views across Sidney West Recreation Ground. The fourth bedroom is currently arranged as a dressing room and home office, but offers excellent versatility as a single bedroom or nursery. The family bathroom is fitted with a modern white suite, including a vanity unit with wash basin, bath with shower over, and WC.

Further Attributes

Very well presented throughout with further attributes including gas central heating and uPVC double glazing throughout.



Outside

To the front, the property boasts a spacious driveway with parking for up to four cars, complemented by a lawn area and mature shrubs that add extra privacy. Access to the garage is via an up-and-over door; the garage offers ample storage and benefits from an electricity supply.

At the rear, a private south-facing garden awaits, featuring a large terrace paved with elegant porcelain tiles and steps leading up to lawn area bordered by flower beds. A timber shed provides additional storage, while mature hedging at the rear ensures privacy. The garden also benefits from a convenient rear access gate leading directly onto Sidney West Recreation Ground, perfect for outdoor enthusiasts. Side gated access offers further ease of movement around the property.

Location

Ideally situated in a quiet cul-de-sac of Sheddingdean Close, the property is located in a very popular residential location within a short walk of Sheddingdean Primary School and ideally positioned within a short walk of Wivelsfield mainline train station and the scenic Bedelands Nature Reserve—perfect for commuters and nature lovers alike. There is easy access to Burgess Hill town centre, which offers a wide range of amenities including a Waitrose supermarket, local shops, cafés, and Burgess Hill mainline railway station. The Triangle Leisure Centre and the A23 link road are also within close reach, providing convenient connections to Brighton, Gatwick, and beyond. Wivelsfield station, located approximately 0.7 miles from the property, offers regular services to London (Bridge and Victoria), Gatwick Airport, Brighton, Lewes, and Haywards Heath, making it an excellent location for both local and long-distance commuting.

The surrounding area is rich in countryside and attractive villages, while the nearby town of Haywards Heath offers further shopping, dining, and transport options just a short drive away.

The Finer Details

Tenure: Freehold

Title Number: WSX40756

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast (up to 1000mbps download)

