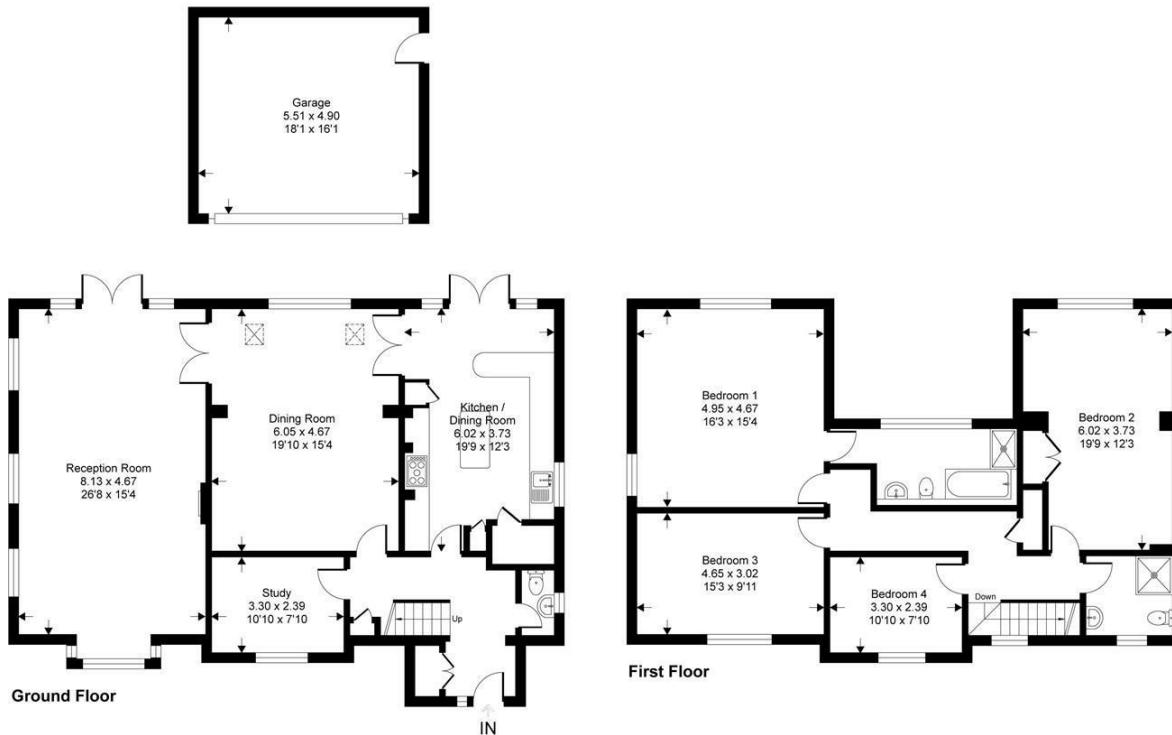
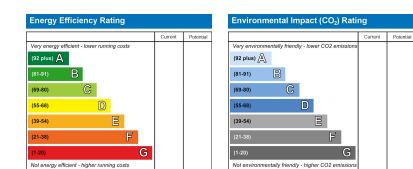


**Chanctonbury Road, RH15**  
 Approximate Gross Internal Area = 210.6 sq m / 2267 sq ft  
 Approximate Garage Internal Area = 27 sq m / 291 sq ft  
 Approximate Total Internal Area = 237.6 sq m / 2558 sq ft



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



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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.

**PSP**homes



**243 Chanctonbury Road, Burgess Hill, West Sussex, RH15 9HQ**

**Price £850,000 Freehold**

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## 243 Chanctonbury Road, Burgess Hill, West Sussex, RH15 9HQ

An outstanding detached house located on the fringes of Burgess Hill, located close to stunning open countryside yet still providing convenient access to the town centre, main line station and local schools. The property has been extended and refurbished by the present owners to an exceptional standard. Briefly, highlights include, four double bedrooms, three reception rooms, a high specification kitchen/breakfast room and beautifully fitted bathrooms. Outside is an attractive, south facing garden to the rear as well as an in and out driveway to the front affording off road parking for numerous vehicles with a separate detached double garage to one side.

### Accommodation.

The property provides substantial accommodation offering a perfect blend of comfort and space, ideal for family living.

On the ground floor this comprises entrance hall with contemporary cloakroom suite, double coats cupboard and a feature turned oak staircase to the first floor. There are separate living and dining rooms. The living room is particularly spacious and enjoys a feature fireplace, bay window to the front and patio doors onto the rear garden. Glazed double doors open onto the generously proportioned dining room which is able to accommodate a large dining table and chairs.

Further glazed double doors open onto the stunning kitchen/breakfast room fitted with a comprehensive range of units, complemented with ample worksurfaces and quality fitted appliances. A peninsular unit provides a breakfast bar. Furthermore there are two built in storage cupboards and patio doors leading into the rear garden.

A study/office completes the ground floor with window to the front.

On the first floor the landing with airing cupboard and hatch to roof space gives access to four double bedrooms.

The main bedroom is particularly spacious and benefits from an en-suite bathroom with separate bath and enclosed shower. The large second bedroom has built in wardrobes and as with the main bedroom enjoys south facing views to the rear. Bedrooms three and four have aspects to the front and there is a fine contemporary shower room.

There are quality fitted carpets and floor coverings throughout the accommodation

### Gardens and Parking.

To the front of the property is a block paved in and out driveway affording off road parking for numerous vehicles with EV charging. There is an area of level lawn flanked by established shrub borders. Gated access to the rear is available from both sides. The attractive, enclosed private south facing garden is a particular feature. There are level areas of lawn and terrace relieved by beds and borders stocked with a wide range of mature shrubs and plants. Additionally there is a covered verandah area ideal for outside dining with a door into the garage. The detached double garage is positioned immediately to one side of the property and has light and power.



### Location.

Chanctonbury Road is one of the most convenient locations in Burgess Hill. The mainline station is approximately a 15 minute walk and provides regular services to London (Victoria/London Bridge in around 50 mins), Brighton (15 mins) and Gatwick International Airport (15-20 mins).

The town centre boasts a Waitrose, Boots and B&M as well as a range of independent stores & boutiques, bars and restaurants – all in and around 'The Martlets' shopping centre. Burgess Hill also offers a Tesco Superstore and Lidl.

With regards to schools the property falls in to the London Mead primary school catchment area, which itself lies off Chanctonbury Road. For secondary education the catchment is Burgess Hill Academy.

Despite having the convenience of a town centre location, you're not far from beautiful open countryside. Nightingale Meadows and Batchelors Farm Nature Reserve are close by.

Burgess Hill is surrounded by historic Sussex villages include Ditchling, Hurstpierpoint and Hassocks. Each have some lovely country pubs and gorgeous open countryside. By car, the A23 at Hickstead is easily access via Jane Murray Way and provides swift motorway links to the M23 and M25.

### Further Benefits.

The property was completely refitted by the present owners this included rewiring and a new gas fired heating system. Further advantages offer under floor heating to some rooms. replaced internal oak doors and engineered flooring as well as replacement double glazing throughout.

### Finer Details.

Tenure: Freehold

Title Number: SX24706

Local Authority: Mid Sussex District Council

Council Tax Band: F

Available Broadband Speed: Ultrafast (up to 1000 mbps)

