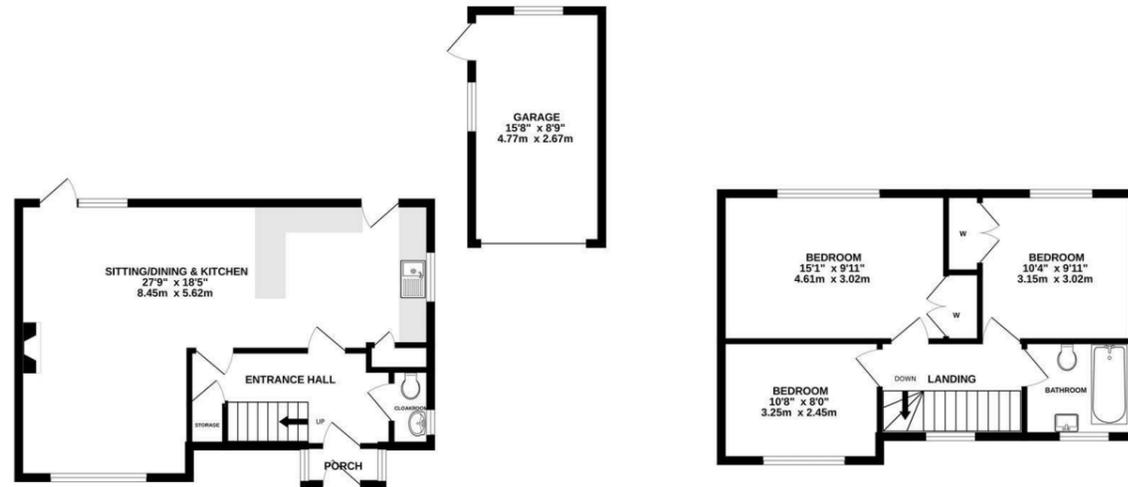
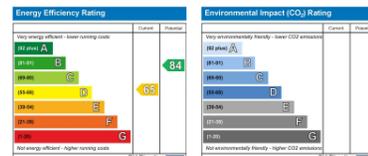


GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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272 Chanctonbury Road, Burgess Hill, RH15 9HJ

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272 Chanctonbury Road, Burgess Hill, RH15 9HJ

- * Spacious three bedroom detached home
- * Driveway & garage
- * Open plan living
- * Private rear garden
- * Desirable location
- * Short walk to Burgess Hill train station

A very well presented three-bedroom detached family home, with off road parking for number of cars, garage and private rear garden, ideally positioned within the sought-after residential road of Chanctonbury Road. The property enjoys a highly convenient location, just a short stroll from the town centre and mainline railway station, and offers excellent scope for extension to the rear and side, subject to the necessary planning consents.

Ground Floor

The well-proportioned accommodation begins with an enclosed porch leading into a welcoming entrance hall, featuring stairs rising to the first floor, a useful storage cupboard and a downstairs cloakroom. The ground floor has been thoughtfully reconfigured to create a superb open-plan, dual-aspect L-shaped sitting, dining and kitchen area, measuring approximately 27'9" in width. This impressive space provides a bright and spacious living environment perfectly suited to modern family living and entertaining, with doors opening directly onto the rear garden.

The sitting area offers a cosy yet stylish retreat, featuring plantation shutters and an attractive fireplace serving as a focal point, while still allowing ample space for a designated dining area.

The kitchen is fitted with an attractive range of wooden units complemented by solid black granite worktops, incorporating a breakfast bar that offers both practicality and durability. Integrated appliances include a fridge, freezer and dishwasher, along with space for a range cooker. The kitchen also benefits from direct access to the rear garden, further enhancing the indoor-outdoor flow of the home.

First Floor

The first floor comprises a spacious landing with doors leading to three generously sized double bedrooms, the family bathroom and access to the loft. The principal bedroom is a particularly spacious double room, enjoying pleasant views across the rear garden and benefitting from built-in wardrobes. Bedroom two, also positioned to the rear of the property, further benefits from built-in wardrobes, providing excellent storage. Bedroom three is another well-proportioned double room, offering flexible accommodation for family living, guests or home working.

The family bathroom has been tastefully refitted in recent years with a modern white suite comprising a panel-enclosed bath with shower over, wash hand basin set within a vanity unit, low-level WC and a heated towel rail, creating a clean and contemporary finish.

Further Attributes

Neutrally decorated throughout, with window shutters throughout, further benefits include gas central heating and uPVC double glazing throughout.



Outside

To the front of the property the garden is predominantly laid to lawn, with access to porch and approached via a private driveway providing off-road parking for approximately three to four vehicles. The driveway leads to a detached garage with power and lighting, offering excellent storage or workshop space. The garage also presents further potential for conversion, subject to obtaining the necessary planning consents.

To the rear, the property enjoys a private and well-established garden measuring approximately 41' long. Immediately adjoining the property is a terrace area, ideal for seating, with the remainder of the garden predominantly laid to lawn. A pathway leads to a further terrace seating area positioned at the rear of the garden, creating an additional space to relax and enjoy the surroundings. The garden is enclosed and well screened by a range of shrubs and an attractive mature silver birch, providing a good degree of privacy. A side gate provides convenient access to the front of the property.

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.

The Finer Details

Tenure: Freehold

Title Number: SX26347

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed; Ultrafast (up to 1000Mbps)

