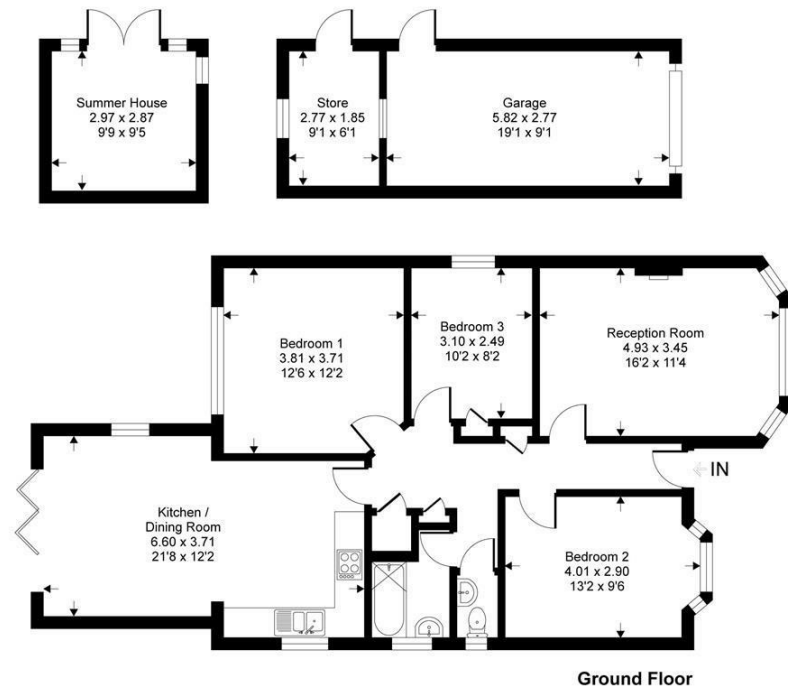
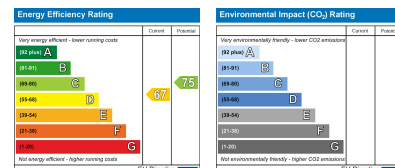


**Saint Johns Avenue, RH15**

Approximate Gross Internal Area = 92.4 sq m / 995 sq ft  
 Approximate Garage / Store Internal Area = 21.6 sq m / 233 sq ft  
 Approximate Outbuilding Internal Area = 8.5 sq m / 92 sq ft  
 Approximate Total Internal Area = 122.5 sq m / 1320 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



**24 St. Johns Avenue, Burgess Hill, RH15 8HH**

**Guide Price £540,000 Freehold**

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24 St. Johns Avenue, Burgess Hill, RH15 8HH

Spacious three bedroom detached bungalow

Driveway & Garage

Extended kitchen/dining room

Mature garden with summer house

Short walk of St Johns Park & Burgess Hill Train Station

No onward chain

A beautifully presented and generously proportioned three-bedroom detached bungalow, offering an abundance of natural light throughout. This attractive home benefits from off-road parking, a garage, and a well-maintained, private rear garden complete with a charming summer house—perfect for relaxing or entertaining.

Ideally situated on the highly sought-after St John's Avenue, a desirable residential road, the property enjoys a convenient location just a short stroll from St John's Park, Burgess Hill town centre, and the mainline train station, providing excellent transport links.

The bungalow has been tastefully extended and is neutrally decorated throughout, creating a bright and welcoming living space ready for immediate occupation. Offered to the market with no onward chain, this is a fantastic opportunity for a smooth and straightforward purchase.

#### The Accommodation

In further detail, the property comprises a welcoming entrance hall with doors leading to sitting room, bedrooms, bathroom and kitchen. The spacious sitting room is positioned to the front of the property and features an attractive bay window, allowing for an abundance of natural light, alongside a gas fireplace which creates a charming focal point.

The entrance hall also leads to three well-proportioned bedrooms. The main bedroom is situated to the rear, enjoying pleasant views across the garden. Bedrooms two and three are both comfortable double rooms, with bedroom two located at the front and benefiting from a bay window. This room is currently arranged as a home office/occasional bedroom, offering excellent versatility.

The family bathroom is fitted with a bath and shower over, along with a wash basin. There is a separate WC with an additional wash basin, offering scope for reconfiguration into a larger, single bathroom if desired (subject to any necessary consents).

To the rear of the property is a superb extended kitchen/dining room, providing ample worktop space and a range of storage cupboards. The kitchen opens seamlessly into the dining area, which enjoys lovely views over the rear garden and features bi-folding doors, creating an ideal space for both everyday living and entertaining.

Further benefits include a useful linen cupboard and access to the loft via a hatch from the hallway.

#### Further Attributes

Gas central heating with new boiler fitted April 2026, uPVC double glazing throughout.



#### Outside

To the front, the property is screened by a mature hedge, providing a good degree of privacy, and is complemented by a well-kept front garden laid to lawn with a variety of established shrubs. A driveway offers off-road parking and leads to the front entrance.

To the side, a shared driveway with the neighbouring property provides access to the garage, which is fitted with an up-and-over door and benefits from an electricity supply. There is also convenient side access leading through to the rear garden.

The rear garden offers a private setting, featuring a terrace area directly accessed from the dining space—ideal for outdoor entertaining. The garden is predominantly laid to lawn and bordered by a variety of mature flowers and shrubs, creating a colourful and established backdrop. Additional benefits include side gated access and external electricity points.

To the rear of the garden, there is a useful potting shed along with raised vegetable beds, perfect for those with a passion for gardening. A further terrace area enjoys a desirable westerly aspect, making it an ideal spot to unwind in the evening sun. This area leads to a spacious summer house, complete with electricity, insulation, and Wi-Fi, offering a versatile space well-suited as a home office, studio, or simply a place to relax.

#### Location

St Johns Avenue is a quiet road, ideally positioned within a short walk of the town centre and St John's Park. The town centre offers a comprehensive range of amenities, including well-known retailers such as Waitrose, complemented by an attractive mix of independent shops, cafés, bars, restaurants and a cinema.

St John's Park provides excellent leisure facilities, including tennis courts, a children's play area, and open green spaces - perfect for enjoying cricket during the summer months. A selection of popular independent coffee shops can also be found nearby along London Road.

For commuters, the property is situated approximately 0.8 miles from Burgess Hill mainline station, providing regular services to London Bridge and London Victoria in under an hour. Brighton is also easily accessible, located just three stops to the south, typically reached in around 20 minutes. Road connections are equally convenient, with swift access to the A23 via the A2300, linking to Brighton to the south and Gatwick Airport and the M25 to the north.

#### The Finer Details

Tenure: Freehold

Title Number: SX33954

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast (up to 1800 mbps)

