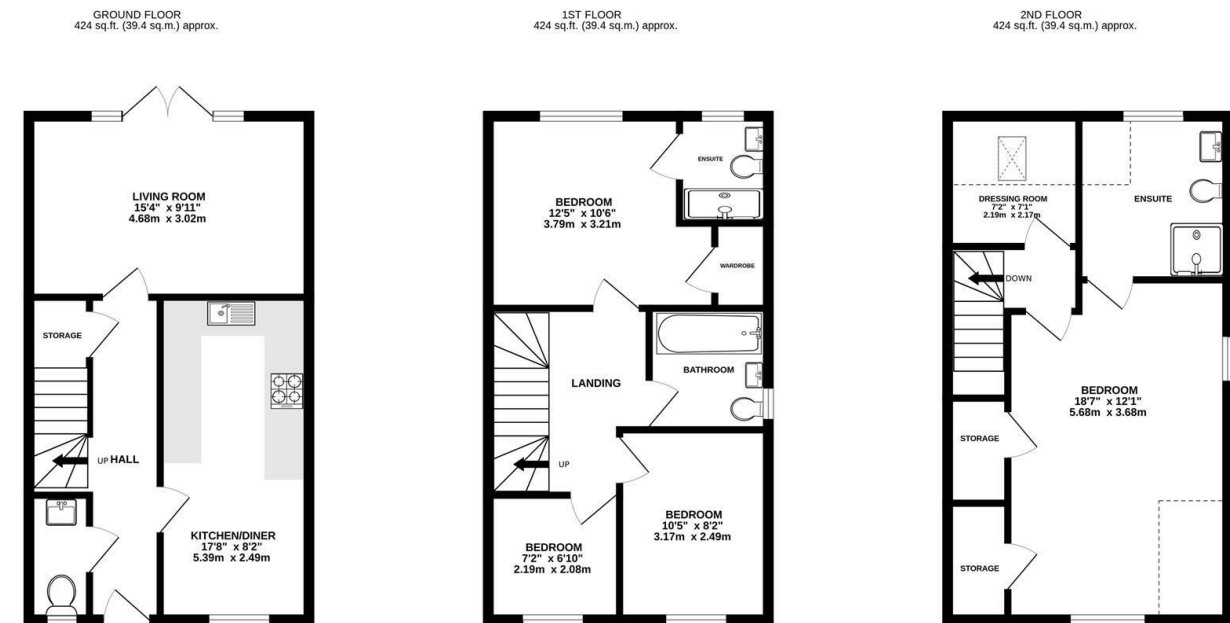


35 Edwin Street, Burgess Hill, RH15 9HT

£450,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
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35 Edwin Street, Burgess Hill, RH15 9HT

- * Four spacious bedrooms
- * Family bathroom, two en-suite shower rooms & downstairs cloakroom
- * Approx 1,271 sq ft
- * Allocated parking for two cars
- * Private rear garden
- * Short walk of Town Centre & Mainline Train Station

A spacious and very well presented four-bedroom home, built in 2019 by renowned developers Cala Homes. Set over three floors and measuring approximately 1,271 sq ft, the property offers flexible and contemporary living ideal for modern family life.

Highlights include four bedrooms, including an impressive top-floor main bedroom suite complete with a dressing room and en-suite shower room, family bathroom, further en-suite shower room, downstiars cloakroom, well-proportioned reception spaces, and a private rear garden. Externally, the property benefits from allocated parking for two vehicles and is peacefully positioned within a quiet, well-maintained development within the desirable of Hammonds Ridge.

The Ground Floor

Accessed via a welcoming entrance hall with understairs storage and a convenient downstairs cloakroom, doors open to the kitchen/dining room and living room. The spacious kitchen/dining room, measuring approximately 17'8" x 8'2", is superbly appointed with a comprehensive range of wall and base units and integrated appliances, including a fridge/freezer, washing machine, dishwasher, double oven, and gas hob. There is ample space for a family dining table, making this an ideal area for everyday living and entertaining. To the rear, the living room features double doors open directly onto the private rear garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living.

The First & Second Floor

The first floor is accessed via a light and airy landing, with doors leading to three spacious bedrooms and the family bathroom. One of the rear bedrooms benefits from its own en-suite shower room with a walk-in shower, making it ideal for guests or older children. The two front-facing bedrooms offer excellent versatility — perfect for use as children’s rooms, a home office, or a playroom.

The family bathroom is beautifully presented and fitted with a white suite, including a full-size bath, WC, and wash basin.

A staircase leads to the second floor, which is dedicated entirely to an impressive main bedroom suite. This spacious double bedroom offers a peaceful retreat, complemented by a separate dressing room with a skylight providing plenty of natural light. The suite also includes a contemporary en-suite shower room, beautifully finished and complete with a walk-in shower, WC, and wash basin — creating a private and luxurious space to unwind.

Further Attributes

Gas central heating, uPVC double glazing throughout and remaining NHBC Warranty.



Outside

To the front of the property, there is an allocated parking space, with additional visitor bays available nearby. A second designated parking space is located to the rear, providing convenient access for multiple vehicles. The private rear garden serves as a natural extension of the living space — thoughtfully landscaped with a paved patio area, perfect for outdoor dining or summer entertaining, leading to a level lawn ideal for children’s play. Side gated access offers practicality for bike or garden storage, completing this inviting and low-maintenance outdoor setting.

Location

Edwin Street is a peaceful location is particularly well placed for families, offering easy access to a range of highly regarded primary and secondary schools. The Triangle Leisure Centre and Tesco Superstore are close by, as well as the A23 being within easy access, making this an ideal spot for both local and commuter travel.

Burgess Hill town centre offers a wide variety of amenities, including a Waitrose supermarket, independent shops, cafés, restaurants, and further leisure facilities. For commuters, the property enjoys excellent transport links, with Burgess Hill Station approximately 1.1 miles away, providing regular direct services to London Victoria and London Bridge in around 50 minutes, as well as convenient connections to Gatwick Airport and Brighton.

Surrounded by stunning countryside and picturesque villages including Hassocks and Ditchling, the area offers a perfect balance of semi-rural charm and modern convenience.

The Finer Details

Tenure: Freehold
Title Number: WSX415493
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed; Ultrafast (up to 1800mbps)
Communal Service Charge: Approximately £300 per annum

