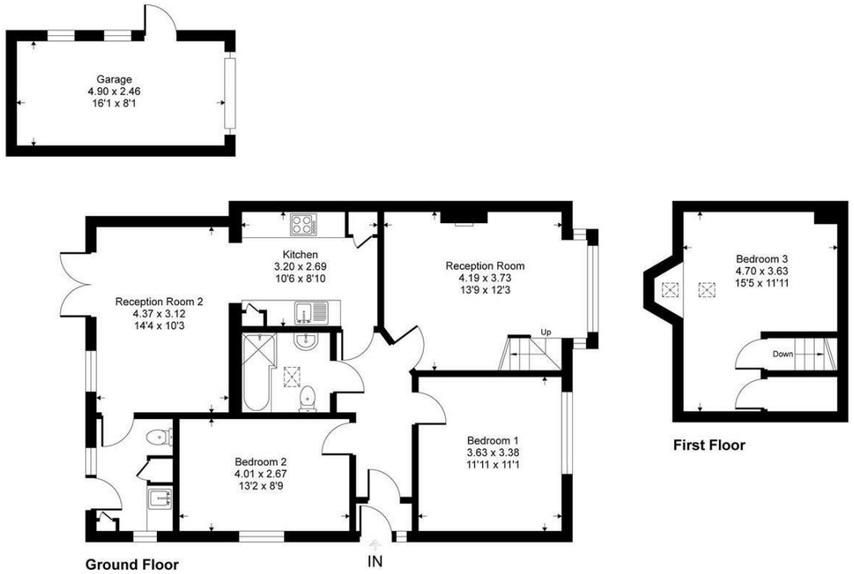
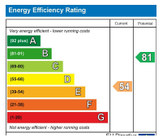
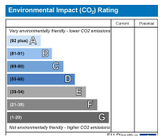
Potters Lane, RH15

Approximate Gross Internal Area = 121.7 sq m / 1311 sq ft
Approximate Garage Internal Area = 17.7 sq m / 191 sq ft
Approximate Total Internal Area = 139.4 sq m / 1502 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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VIEWING BY APPOINTMENT WITH 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.

32 Potters Lane, Burgess Hill, West Sussex, RH15 9JS

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32 Potters Lane, Burgess Hill, West Sussex, RH15 9JS

* Three-bedroom semi-detached chalet bungalow

* Modernised and extended throughout to provide approx. 1,311 sq ft

* South-west facing rear garden

* Garage & off-road parking

* Planning permission for loft extension

* Desirable location, within 0.5 miles of Burgess Hill train station

A very well-presented three-bedroom semi-detached chalet bungalow, ideally positioned on the desirable Potters Lane in Burgess Hill. The property has been thoughtfully modernised throughout by the current owners and extended to provide approximately 1,311 sq ft of versatile accommodation.

Outside, there is ample off-road parking together with a detached single garage, while the sunny south-west facing rear garden provides an excellent outdoor space, complete with a recently installed resin terrace and pathway.

A further exciting feature is the planning permission granted in April 2026 to enlarge the existing loft conversion, with approved plans providing two additional bedrooms and a bathroom, offering the potential to significantly increase the accommodation and value of the property, subject to the approved plans and conditions.

Ground Floor

The ground floor comprises a welcoming entrance hall with doors leading to two bedrooms, family bathroom, kitchen and sitting room. The bright sitting room features a bay window with fitted shutters, together with stairs rising to the first floor.

The principal bedroom is a generous double room with ample space for wardrobes and additional furniture, while Bedroom Two is also a well-proportioned double bedroom.

The modern family bathroom is fitted with a contemporary suite comprising bath with shower over, wash basin and WC. A Velux roof window with rain-sensor controls provides excellent natural light and ventilation.

The stylish kitchen is fitted with Quartz worktops, ample storage and a range of integrated appliances including fridge, freezer, oven, hob and dishwasher. The kitchen opens through to a further reception area, creating a versatile space ideal for a dining room and snug. A fitted media wall provides a focal point, while double doors open directly onto the large rear terrace.

From the reception area, doors lead to a useful utility room/downstairs cloakroom, with plumbing for a washing machine and further access to the garden.

The kitchen and adjoining reception area both benefit from underfloor heating, adding an extra level of comfort to these key living spaces.

First Floor

The first floor is currently arranged as a private bedroom, accessed via the staircase from the sitting room. The room benefits from Velux windows overlooking the rear garden, together with useful storage.

The property also benefits from planning permission granted in April 2026 (Reference DM/26/0897) for a hip-to-gable extension, providing excellent scope to enlarge the existing loft accommodation and create additional space, with further details available on request.

Further attributes

Gas central heating with underfloor heating provided to kitchen and rear reception area and uPVC double glazing throughout.

Outside

To the front, the property benefits from a brick-paved driveway providing off-road parking, with a lawned area and mature tree adding to the property's kerb appeal. A shared driveway leads to the detached single garage, which has an up-and-over door, power supply and a useful side door providing direct access to the rear garden.

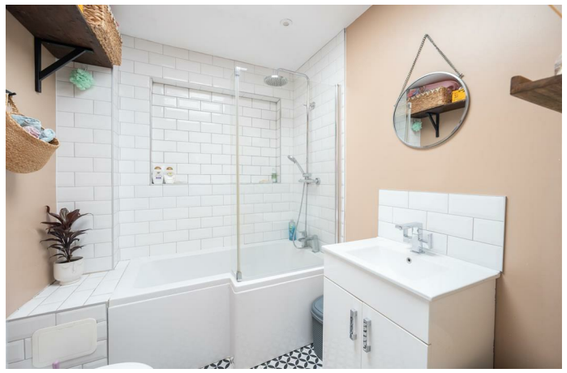
The sunny south-west facing rear garden is a particular highlight. A recently installed resin terrace leads directly from the dining area, creating a seamless connection for alfresco dining and entertaining. An awning provides useful shade during warmer days, while side gate access adds convenience.

The garden is mainly laid to lawn and features raised beds, mature shrubs and established trees, providing additional privacy and an attractive outlook. A resin pathway continues through the garden to a further rear terrace, offering an ideal space for additional seating, a shed or outdoor entertaining area.

Location

Potters Lane is conveniently situated in Burgess Hill, offering a short walk to the town centre and the mainline train station. This well-connected location ensures that everyday amenities and transport links are all within close reach. Burgess Hill town centre provides a comprehensive selection of facilities, including a Waitrose supermarket, independent shops, tap rooms, restaurants, cafés, and leisure options such as The Triangle Leisure Centre. Ideal for commuters, the property benefits from excellent transport connections. Burgess Hill Station is located approximately 0.5 miles away and offers regular direct services to London Victoria and London Bridge in around 50 minutes, along with convenient links 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: SX21449
Local Authority: Mid Sussex District Council
Council Tax Band: D
Broadband: Ultrafast up to 1,000 Mbps