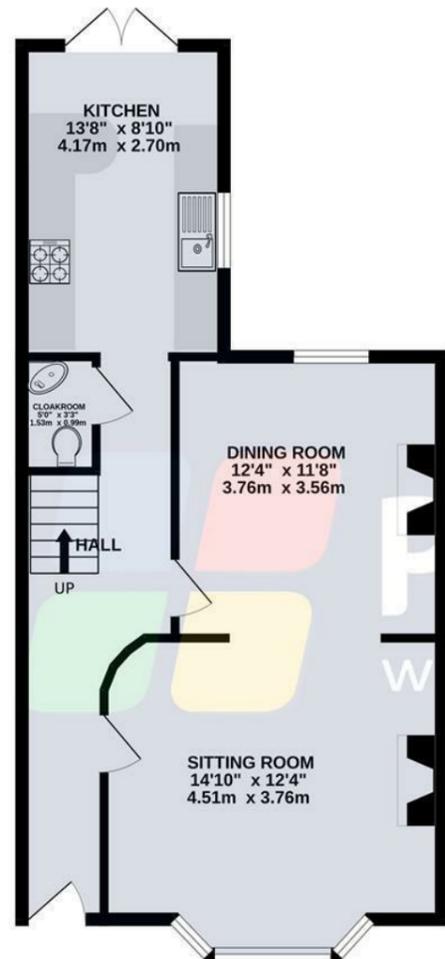


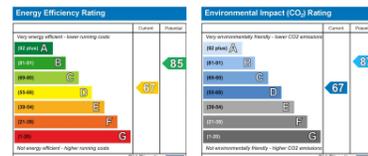
GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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159 Mill Road, Burgess Hill, West Sussex, RH15 8DA

Guide Price £390,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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.

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159 Mill Road, Burgess Hill, West Sussex, RH15 8DA

GUIDE PRICE £390,000 - £400,000

What we like...

- * Period home in very convenient location, within walk of two mainline stations.
- * Gorgeous interiors with sympathetic modernisation.
- * Open plan sitting/dining room is great for entertaining.
- * Enormous family bathroom with roll-top bath tub.
- * Long rear garden and scope to extend, if required.

GUIDE PRICE £390,000 - £400,000

Welcome Home...

If you're looking for a period home in beautiful order and in an incredibly convenient location then look no further than this Victorian cottage on Mill Road. With its gorgeous interiors and impeccable styling, this really is one you won't want to miss!

Upon entry you are welcomed by the most stunning period style tiled floor that sets the tone for what lies beyond. The through sitting/dining room is the hub of the home and a fantastic space for entertaining friends & family. Herringbone flooring seamlessly links to the two rooms, and they are bathed in natural light due to the dual aspect. The sitting room enjoys the traditional bay window and focal point fireplace, which could be opened with a log burner.

The kitchen/breakfast room offers excellent storage and prep space. The breakfast bar is handy for first thing in the morning and there is an integrated oven & gas hob with plenty of space for all other appliances. French doors open on to the garden, connecting the inside with the outside.

The cloakroom is located under the stairs.

The staircase is a feature in itself with dark woodwork and carpet runner. On the first floor, there are three bedrooms, each with fitted wardrobes and an enormous family bathroom.

The main bedroom is a good size double and overlooks the garden. The second bedroom boasts a beautiful original fireplace, whilst the third bedroom is a good size single – perfect as a study for those who work from home.

The family bathroom is capacious with walk-in shower and a beautiful freestanding roll-top bathtub – the perfect spot to unwind after a long day!

Further attributes include gas fired central heating, double glazing and tasteful décor throughout.

Step Outside..

The rear garden is a lovely size, extending to around 70ft in depth with a plethora of flowers, plants and shrubs. The paved terrace is a lovely spot for al-fresco dining and there is an expanse of lawn – all enclosed by new fencing.

There is also great potential to extend to the rear and 'square off' the dining room and kitchen to create a larger open-plan space. Any work is subject to planning.



To the front is driveway parking for up to two small cars.

The Location...

Mill Road enjoys an incredibly central location in the heart of Burgess Hill. The town's two mainline stations (Burgess Hill and Wivelsfield) are both within walking distance and provides fast, regular commuter services to London (Victoria/London Bridge), Gatwick Airport and cosmopolitan Brighton & Hove - perfect for commuters. The town centre, with its Waitrose Superstore, is 15 minutes on foot, whilst you also have Lidl just a moments walk. The Marlets Shopping Centre provides a selection of shops and stores, including Wilkinsons and Boots Pharmacy. There is also a selection of bars, pubs and restaurants including Quench Lounge Bar, Lemon Grass Thai, Pera Midtown Persian, Plaza Uno Tapas and Spiral Tex Mex. The independent Orion Cinema has two screens showing all the latest blockbuster films!

The house falls into the catchment area for Manor Field Primary School and Burgess Hill Academy for secondary education.

For those needing the A23(M) motorway network, the nearest access is just four miles distant at Hickstead.

For the health fanatics, the Triangle Leisure Centre is just over 1.5 miles distant and offers two swimming pools, gym and a range of classes. Pure Gym is just over a half-mile away on London Road.

The Finer Details...

Tenure: Freehold

Title Number: WSX301346

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed; Ultrafast (up to 1000mbps)

