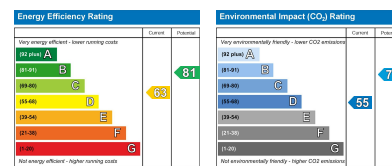


GROUND FLOOR  
APPROX. FLOOR  
AREA 631 SQ.FT.  
(58.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 611 SQ.FT.  
(56.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1242 SQ.FT. (115.3 SQ.M.)  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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42 Junction Road, Burgess Hill, West Sussex, RH15 0JN

Guide Price £385,000 Freehold

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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.

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42 Junction Road, Burgess Hill, West Sussex, RH15 0JN

What we like...

- \* DETACHED Victorian home with plenty of retained period character.
- \* Incredibly convenient central location within walk of two mainline stations and plenty of shops.
- \* Scope to convert large loft space, if required.
- \* No onward chain.

**NB**  
Please note photos are from 2016 so may not represent the current condition. Updated photos coming shortly.

**The House...**  
An attractive detached Victorian home with bay fronted red brick elevations offering plenty of kerb appeal for any lover of period property with the added benefit of a super convenient central location, being within walk of two mainline stations, convenience store, Burgess Hill’s town centre and a selection of well-regarded schools.

Internally, the house does require modernisation and the layout is very typical of the Victorian era with two formal reception rooms on the ground floor, both with attractive cast irons fireplaces. The sitting room also has plenty of further character features including a bay window, deep skirting and picture rail. The dining room has French doors onto the garden and the kitchen/breakfast room leads to a utility room and WC.

On the first floor there are four bedrooms and family bathroom.

The large loft space is ripe for conversion and could accommodation two further bedrooms or one very impressive master suite. Any conversion is of course subject to any necessary consents.

The house is heated via gas fired boiler and is fully double glazed.

The house is offered for sale with no onward chain. Detached Victorian homes are very rarely available at this price point so if you're in the market for a period property we'd highly recommend a viewing of this attractive home.

**Planning Permission**  
There is granted planning permission for a loft conversion including the construction of dormer windows to flank elevations, insertion of new windows to front, flank and rear. Planning REF: DM/17/5036



**Step Outside...**  
Outside, the rear garden is a modest sized with area of lawn, established beds and a courtyard area.  
To the front is a hard paved parking area.

**The Location...**  
Junction Road is an established road that is incredibly convenient for both Burgess Hill town centre and the mainline station (0.2 miles to Burgess Hill) with its regular commuter services to London (Victoria/London Bridge - 50 mins), Brighton (15 mins) and Gatwick Airport (20 mins). You have beautiful open countryside at Ditchling Common, perfect for a hike or dog walk and Ridgeview Wine Estate boasts a superb outdoor restaurant.

For your everyday essentials you are within a short of the Co-Operative convenience store and 'Day One' convenience store which offers everything you need - they are even open throughout Christmas Day! The town boasts three supermarkets in the form of Waitrose, Tesco and Lidl. For the health fanatics, the Triangle Leisure Centre is under half a mile distant on foot and offers two swimming pools, gym and a range of classes. Pure Gym is a mile away on London Road.

By car, you have swift access on to the A23(M) motorway network at Hickstead, which lies just over 4 miles distant.

**The Finer Details...**  
Tenure: Freehold  
Title Number: WSX237590  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Available Broadband Speed: Ultrafast (up to 1,000 mbps download)

This information is provided in good faith but we cannot guarantee its accuracy and recommend intending purchasers have their legal reprehensive check personally before exchange of contracts.

