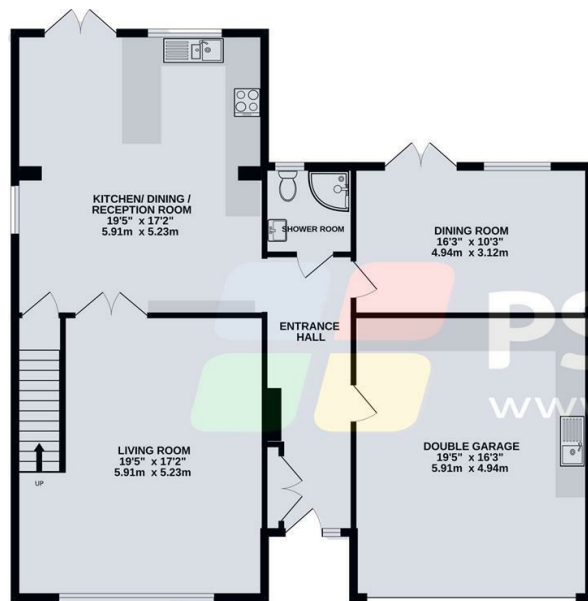
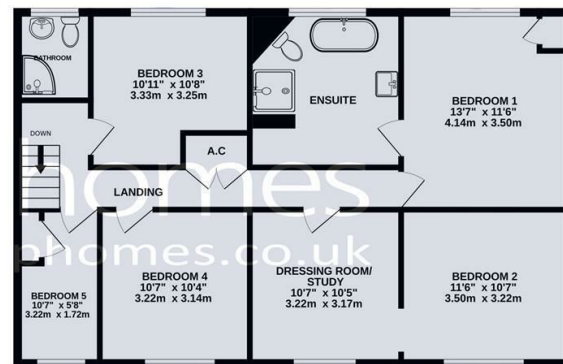


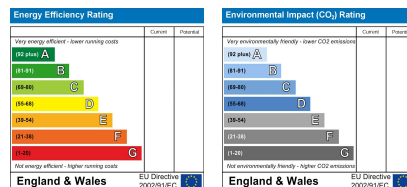
GROUND FLOOR
1293 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 2199 sq.ft. (204.3 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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63 Orchard Road, Burgess Hill, RH15 9PH

Price £675,000 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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63 Orchard Road, Burgess Hill, RH15 9PH

What We Like.

- * Very spacious, beautifully presented and flexible accommodation.
- * Attractive, private rear garden.
- * Feature kitchen/dining/reception room.
- * Ample off road parking with an integral double garage.
- * Two shower rooms and luxurious en-suite bathroom.
- * Two separate, generously proportioned reception rooms.

The Property.

A very spacious and beautifully presented five bedroom detached house located in a small close within easy access of all Burgess Hill's comprehensive facilities. This fine property is generously proportioned throughout and provides flexible accommodation over two floors. Since taking residence the present owners have comprehensively refurbished the property and improvements include refitted bathroom and shower room, modernised kitchen, refitted boiler, redecoration and new floor coverings. Outside to the rear is a delightful landscaped private garden, whilst to the front is a good size driveway affording off road parking for several vehicles that leads to the integral double garage. Set in a close off Orchard Road the property is positioned to take advantage of all Burgess Hill's comprehensive facilities.

The Ground Floor.

The reception hall has a light wood effect tiled floor and offers a double coats/storage cupboard as well as access to the integral double garage and a shower room with white suite. Beyond this are two separate reception rooms and the feature kitchen/dining/reception room. The kitchen is fitted with a comprehensive range of wall and floor units complemented with ample worksurfaces, integrated appliances etc. There is also a sitting area with double doors leading onto the rear garden as well as a separate space for a large dining room table and chairs. The spacious living room has an aspect to the front with wood flooring and a staircase rising to the first floor. The sitting room enjoys a rear aspect and has double doors opening onto the rear garden.

The First Floor.

The first floor landing has an airing cupboard and a hatch to the roof space. The main bedroom enjoys a rear aspect and has the advantage of a stunning refitted en suite bathroom with separate bath and enclosed shower. The second bedroom comprises of a suite of two rooms incorporating a study/dressing room. Bedrooms three and four are both generous doubles leaving bedroom five which is of a good size and presently used as a study. A refitted shower room serves these rooms and completes the first floor accommodation.



Gardens and Parking.

The rear garden is a particular feature being secluded and having areas of lawn, paved patio and decking relieved by an array of mature plants, shrubs and trees. There is a large garden shed with feature veranda, hot tub and gated access to the side and front. To the front is a large driveway affording off road parking for several vehicles leading to the integral double garage. The garage houses the gas fired boiler and has light and power.

Further Attributes.

Further attributes include gas central heating and double glazing.

Location.

Orchard Road is an established road that lies off Royal George Road, located in the heart of Burgess Hill. The location is incredibly convenient being within striking distance of Gattons Infant School, Southway Primary School and the highly regarded St Pauls Catholic College (11-18 years). For your every day essentials you have a Tesco Express Convenience Store and Day Lewis Pharmacy nearby at the top of Gatehouse Lane. For more extensive shopping, Burgess Hill offers a choice of three supermarkets in the form of Waitrose, Tesco and Lidl and the town centre is around a 10 - 15 minute walk. St Johns Park is around a 10 minute walk and boasts an open space with a playpark, skate park and hosts cricket matches throughout the summer. The 17th century Woolpack gastropub is around a 10 minute walk and provides a lovely beer garden and a well regarded Sunday Roast. For rail connections, the town provides two mainline stations. Burgess Hill Station is around a mile distant and provides regular services to London (Victoria/London Bridge in 50 mins), Gatwick Airport and Brighton.

The Finer Details.

Tenure: Freehold

Title Number: SX62757

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast (up to 1000mbps download)

We believe this information to be correct but recommend checking details personally.

