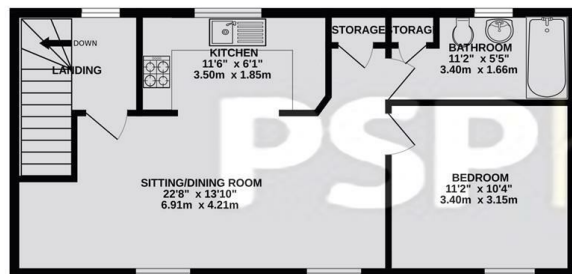


1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.

GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

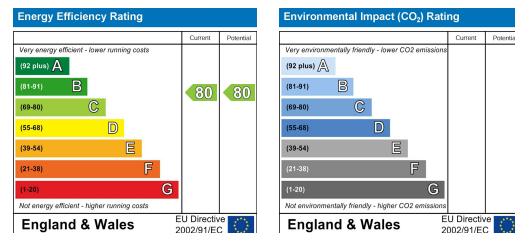


TOTAL FLOOR AREA : 1252 sq.ft. (116.3 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2025



91 Icarus Avenue, Burgess Hill, West Sussex, RH15 0UW

Guide Price £295,000 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES  
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999  
OPEN SEVEN DAYS A WEEK [www.psphomes.co.uk](http://www.psphomes.co.uk)

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.

[www.psphomes.co.uk](http://www.psphomes.co.uk)





91 Icarus Avenue, Burgess Hill, West Sussex, RH15 0UW

- \* Spacious one bedroom coach house apartment
- \* Desirable location
- \* Car port area, for three cars, with scope to reconfigure (STPP)
- \* Spacious living/dining room
- \* Built in 2019 and beautifully presented
- \* Remaining NHBC warranty

A modern and very well presented one bedroom coach house apartment, built in 2019 by Charles Church and located in the desirable Development of The Croft, Burgess Hill. The property is presented to a high standard throughout with scope to reconfigure (subject to planning permission), with use of three car ports below the accommodation providing opportunity to change to further accommodation, garages or remain in current use.

#### The accommodation

Accessed via a private entrance, doors open to a welcoming entrance hall with space for coats and shoes, with stairs leading to the first floor. The first floor comprises; landing with doors leading to a spacious living/dining room measuring approximately 22'8" x 13'10". The living room is decorated to a neutral colour scheme with Karndean flooring, whilst enjoying views across to mature trees and opening to the kitchen, doors then lead to bedroom, bathroom and storage cupboard. The modern kitchen opens from the living room and provides ample of worktop space, stainless steel sink, storage and integrated appliances including four ring gas hob, oven, fridge, freezer, washing machine and dishwasher. The bedroom opens from the living room and presented to neutral colour scheme, with recently fitted carpet and enjoys views across mature trees. The bathroom is presented to a high standard and comprises storage cupboard, towel rail, bath with shower over the bath, wc and wash basin.

#### Car port

Below the accommodation, the property benefits from three opened car ports, with scope to reconfigure and sole use of the owner.



#### Further attributes

Presented to a clean and neutral colour scheme throughout, further attributes include gas central heating, UPVC double glazing throughout and remaining NHBC Warranty.

#### Location

Located on the eastern fringes of Burgess Hill within the desirable development, The Croft offers easy access to the town centre with its wide variety of facilities including a Waitrose supermarket. Both main line railway stations are within striking distance, as are the Triangle Leisure Centre and the A23 link road. Burgess Hill is surrounded by stunning countryside and picturesque villages including nearby Hassocks and Ditchling. There are very good road and for rail connections, the town offers two mainline stations. Burgess Hill Station is located approximately 1.5 miles distant and provides regular services to London (Victoria/London Bridge in 50 mins), Gatwick Airport and Brighton.

#### Finer Details

Tenure: Freehold  
Title Number: WSX416354  
Local Authority: Mid Sussex District Council  
Council Tax Band: B  
Available Broadband Speed: Ultrafast (up to 940mbps download)  
Communal Service Charge: Approximately £384 per annum

