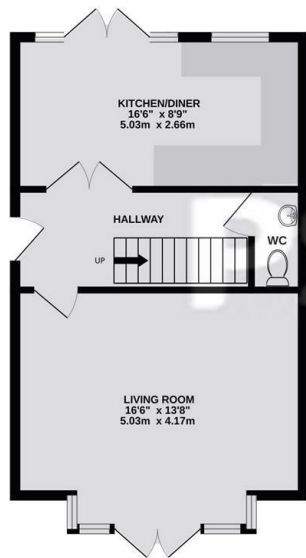
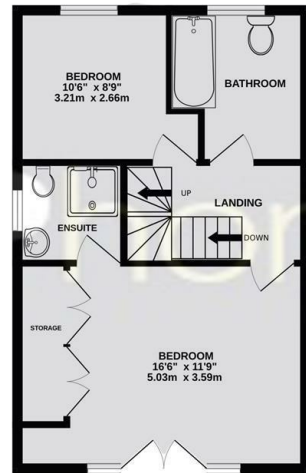


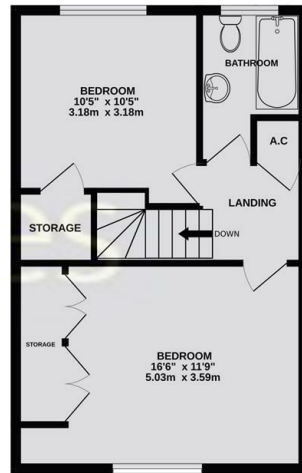
GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1319 sq.ft. (122.6 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



12 London Road, Burgess Hill, RH15 8QX

Guide Price £480,000 Freehold

Let's Get Social

PSPhomes

@psphomes /psphomes www.psphomes.co.uk

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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12 London Road, Burgess Hill, RH15 8QX

- \* Four bedrooms
- \* Spacious semi-detached house over three floors
- \* Two bathrooms, one en-suite shower room and downstairs cloakroom
- \* Off road parking for several cars
- \* West facing rear garden
- \* No onward chain

PSPhomes are delighted to offer this spacious four bedroom semi-detached house set over three floors to provide approximately 1,400 sq ft of accommodation. Being sold with no onward chain. The property comprises; open plan kitchen/dining area, spacious living room, four spacious bedrooms, three bathrooms, downstairs cloakroom, off road parking for several cars and private garden surrounded by mature trees.

#### Ground Floor

Access via a welcoming entrance hall double doors open to a spacious kitchen/dining room with ample units, worktop space, sink, integrated appliances including oven, hob, fridge, freezer, dishwasher as well as space for washing machine, with double doors leading to the rear garden patio. From the entrance hall doors lead to downstairs cloakroom and a spacious living room with bay window and double doors leading to front garden terrace.

#### First & Second Floor

The first floor comprises landing with doors leading to two bedrooms, family bathroom and staircase leading to the second floor. The main bedroom with built in wardrobes, en-suite shower room and large window and doors with Juliet balcony, overlooking the front garden. The next bedroom is a small double bedroom and access to family bathroom with bath, wash basin and wc. The second floor comprises landing with linen cupboard and doors leading to two further bedrooms, both with built in wardrobes and a separate bathroom.



#### Outside

Access via private road leading to off road parking for several cars and a front terrace area direct from the living room. To the rear is a west facing garden surrounded by mature trees with large terrace area direct from the kitchen and side gated access to the parking area.

#### Location

London Road is centrally located in Burgess Hill and provides swift road links north onto the A273 bypass or south and towards the town centre. The property is very conveniently located to take advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are easy to access. Both the town's mainline stations are within 1.2 miles whilst the town centre with its wide variety of amenities including a Waitrose Supermarket is within striking distance. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

#### The Finer Details

Tenure - Freehold  
Council Tax Band - E  
Local Authority - Mid Sussex District Council  
Available Broadband Speed: Superfast up to 1,000Mbps

