

**93 Junction Road, Burgess Hill, RH15 0JL**

**Guide Price £340,000 Freehold**

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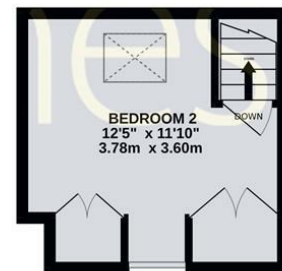
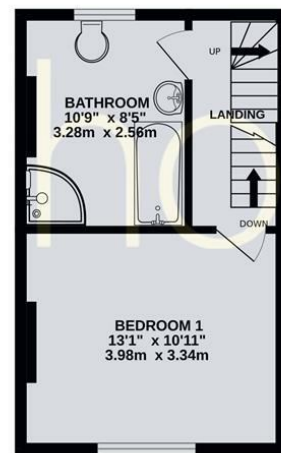
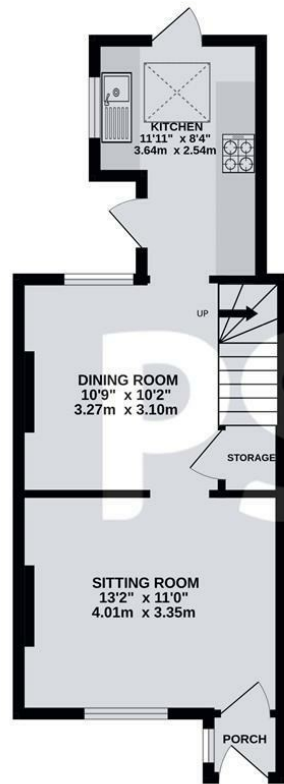
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GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.

2ND FLOOR  
163 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.5 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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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

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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.

93 Junction Road, Burgess Hill, RH15 0JL

Two bedroom Victorian terrace

Approx. 823 sq. ft.

Presented to a high standard throughout

Off road parking

West facing garden

Short walk of Burgess Hill and Wivelsfield station

### The House

This charming two-bedroom Victorian terrace home perfectly blends period character with modern convenience, having undertaken refurbishment in recent years by the current owners. Measuring approximately 823 sq ft, the accommodation comprises porch, living room, dining room, modern kitchen, two well proportioned bedrooms and bathroom. Outside is off road parking for one car to the front and west facing rear garden. Ideally located within a short walk to Burgess Hill and Wivelsfield mainline stations.

### Ground Floor

The ground floor includes a porch that leads to a sitting room featuring high ceilings and wooden flooring. From the sitting room, doors open into a dining room that includes under stairs storage. The dining room connects to a modern kitchen equipped with a gas hob and ample storage and countertop space. The kitchen has both a side door and a rear door that opens to a terrace area.

### First & Second Floor

The first floor features a landing with access to a generously sized main bedroom, which measures approximately 13'1" x 10'11". Additionally, there is a well-appointed bathroom fitted with a bathtub, separate shower unit, WC, and wash basin. Ascending the stairs leads to a spacious second bedroom on the second floor, complete with eaves storage and Velux windows that provide ample natural light.

### Further Attributes

The property has undertaken refurbishment in recent years including new slate roof, re plastered, decorated throughout and new shower. internal viewing highly recommended.



### Outside

At the front, there is off-street parking available for one car. To the rear, you'll find a private west facing garden, featuring a spacious terrace area, to enjoy the evening sun and that connects directly to the property. The garden is predominantly covered with lawn and is adorned with a variety of mature flowers and shrubs. Towards the rear of garden, there is also a greenhouse and a shed.

### Location

The property is located on Junction Road, a comfortable walk from Burgess Hill & Wivelsfield main line station, local shops and a school. There is easy access to the town centre with its wide variety of facilities including a Waitrose supermarket, whilst the Triangle Leisure Centre and the A23 link road are 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

Title Number: WSX203090

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed: • Ultrafast (up to 1000 Mbps)

