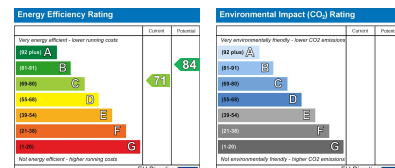


**TOTAL FLOOR AREA : 1290 sq.ft. (119.9 sq.m.) approx.**  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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**48 St. Andrews Road, Burgess Hill, West Sussex, RH15 0PH**

**Guide Price £425,000 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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48 St. Andrews Road, Burgess Hill, West Sussex, RH15 0PH

Four bedroom semi-detached house

Off road parking for two/three cars

Large south facing garden

Kitchen/dining room, utility room two further reception rooms

Potential to extend further or convert the loft (STPP)

Walking distance of Wivelsfield station

#### The House

A spacious four bedroom semi-detached house which has been extended by the current owners in 2020 to the ground floor, measuring approximately 1290 sq ft to provide flexible accommodation internally, with further potential to extend or convert the loft (STPP). Outside to the front is off road parking for two cars and to the rear is a large south facing garden measuring approximately 62 ft mainly laid to lawn with wide range of mature trees and shrubs, with large workshop/shed to the rear of the garden.

#### Ground Floor

The ground floor comprises; porch leading to entrance hall with doors leading living room, kitchen and downstairs bathroom. The spacious kitchen/dining room provides breakfast bar, space for dining table and chairs, ample storage, range cooker with gas hob and space for large fridge/freezer, with door opening to utility room to the rear. The utility room provides vaulted ceilings, sky light and rear access to the garden with sink, plumbing for dishwasher, washing machine and tumble dryer. The living room measures approximately 17'6" x 10'5" with double doors leading to a further reception room with vaulted ceilings and sky light to make an ideal home office or play room with double doors leading to the rear garden. The bathroom was fitted in 2020 as part of the rear extension to provide large bath, separate shower unit, wc, wash basin and heated towel rail.

#### First Floor

Access via staircase the first floor comprises landing with doors leading to all four bedrooms, upstairs cloakroom and access to loft via hatch. All the bedrooms are double bedrooms with the main bedroom benefit from a beautifully restored opening fire place and built in wardrobes, with views across the rear garden.



#### Further attributes

Further benefits include gas central heating, double glazing throughout with scope to extend further to rear or convert the loft (subject to local planning permission).

#### Outside

To the front is off road parking for two/three cars, with range of mature flowers and shrubs, with side access leading to the rear garden. The private south facing rear garden measures approximately 62 ft and mainly laid to lawn with a wide range of mature flowers, trees and shrubs. The garden also benefits from large workshop/shed to the rear of garden, a green house, and second small shed.

#### Location

St Andrews Road is situated on the eastern outskirts of Burgess Hill and conveniently located to take advantage of highly regarded primary schools including Oak Tree within a short walk. The property is within easy access to the town centre with its wide variety of facilities including a Waitrose supermarket. Wivelsfield main line railway station is within approximately 0.6 mile distance whilst Burgess Hill's station is also within easy striking distance, as are the Triangle Leisure Centre and the A23 link road. 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.

#### Finer Details

Tenure: Freehold

Title Number: WSX106926

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast (up to 1000 Mbps)

