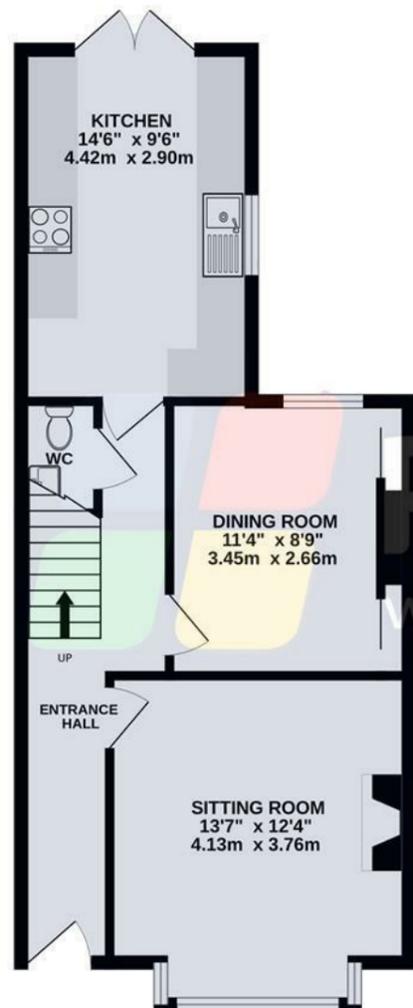


GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	



23 Cyprus Road, Burgess Hill, West Sussex, RH15 8DX

Price £399,950 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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## 23 Cyprus Road, Burgess Hill, West Sussex, RH15 8DX

### What We Like.

- \* Immaculately presented throughout.
- \* Refitted kitchen and bathroom.
- \* Landscaped south facing rear garden.
- \* Space to extend in the roof space, subject to consents.
- \* Moments walk to town centre and railway station.
- \* Very large main bedroom.

### The House.

An immaculate three bedroom Victorian terraced property located in the heart of Burgess Hill within close proximity of both the town centre and main line station. Offered to the market for the first time since 2002 this fine home has been modernised and refurbished by the current owners to a high standard throughout. This includes refitted kitchen, bathroom and cloakroom, replacement double glazing throughout and new electrical and central heating systems. There is a good size, attractive landscaped rear garden (2023) and a block paved driveway to the front providing off road parking.

### The Ground Floor.

The attractive reception hall has a fine staircase rising to the first floor. There are picture rails, radiator with decorative cover and a cloakroom fitted with a modern suite. The sitting room is light, spacious and features a bay window as well as a chimney breast with feature fireplace. The separate dining room has a window overlooking the rear garden and fitted full height storage cupboards with sliding doors. The kitchen/breakfast room provides a comprehensive range of modern wall and floor units complemented worksurfaces, breakfast bar, as well as space and services for appliances. A pair of french doors open up onto the landscaped south facing rear garden. There is modern flooring fitted within the last two years throughout the ground floor.

### The First Floor.

The split level landing has doors leading into all rooms on the first floor. There is space for a staircase to the roof space offering the scope for further accommodation, subject to consents. The main bedroom is a very large double and has two windows with an aspect to the front. The second bedroom is also a double, has a feature period fireplace and enjoys an aspect over the rear. The modern refitted family bathroom serves the three bedrooms.



### Gardens and Parking

A particular feature of the property is the sunny south facing rear garden that was professionally landscaped in 2023. There are areas of lawn and sandstone terraced relieved by raised timber borders. At the rear of the garden is a large timber work shed with power. At the front of the property is a block paved driveway affording off road parking.

### Location.

Cyprus Road enjoys an incredibly central location in the heart of Burgess Hill. The mainline station is just a five minute walk and provides fast, regular commuter services to London (Victoria/London Bridge), Gatwick Airport and cosmopolitan Brighton & Hove - perfect for commuters. The town centre, with its Waitrose Superstore, is also a few minutes by foot. The Martlets Shopping Centre provides a selection of shops and stores, including Wilkinsons and Boots Pharmacy. There is also a selection of bars, pubs and restaurants including Quench Lounge Bar, Lemon Grass Thai, Pera Midtown Persian, Plaza Uno Tapas and Spiral Tex Mex. The independent Orion Cinema is just around the corner and has two screens showing all the latest blockbuster films!

### Further Attributes.

Further attributes include gas fired central heating and replacement double glazing throughout.

### The Finer Details

Tenure: Freehold

Title Number: WSX265045

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed; Ultrafast (up to 1000mbps)

Garden Orientation: South

