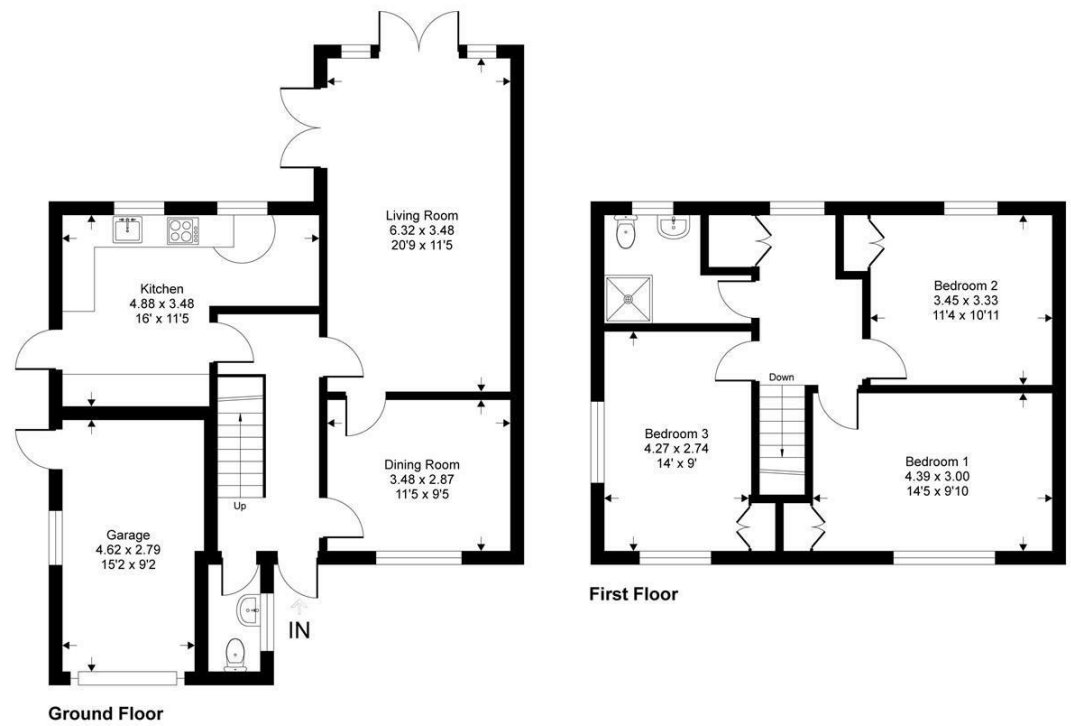
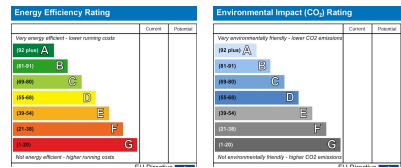


Approximate Gross Internal Area = 112.9 sq m / 1216 sq ft  
Approximate Garage Internal Area = 12.4 sq m / 134 sq ft  
Approximate Total Internal Area = 125.3 sq m / 1350 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. PSP Homes



56 Oak Hall Park, Burgess Hill, RH15 0BX

Guide Price £525,000 Freehold

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56 Oak Hall Park, Burgess Hill, RH15 0BX

Spacious three bedroom detached house

Garage

Parking

West facing rear garden

Scope to extend (STPP)

Short walk of Burgess Hill mainline station

The House

A spacious three-bedroom detached home, measuring approximately 1,216 sq. ft., filled with natural light and offering excellent potential for reconfiguration or further extension (STPP). The property benefits from off-road parking, a garage, and a mature west-facing garden, providing a perfect balance of indoor and outdoor space.

Ground Floor

The ground floor comprises a welcoming entrance hall with doors leading to the dining room, downstairs cloakroom, living room, and kitchen. Positioned at the front of the property, the dining room features original parquet flooring and connects seamlessly to the spacious, dual-aspect living room. The living room benefits from double doors that open directly onto the rear garden, allowing for an abundance of natural light. The well-appointed kitchen/breakfast room offers ample storage and generous worktop space, with room for a breakfast table, making it a practical and sociable space. A side door provides additional access to the garden, enhancing the flow of the home.

First Floor

Accessed via a staircase, the first floor opens onto a spacious landing, featuring a striking floor-to-ceiling window that offers lovely views of the rear garden. The landing also benefits from a linen cupboard for additional storage, a loft hatch providing access to further space, and doors leading to the bedrooms and shower room. All three bedrooms are double bedrooms and all benefit from built in wardrobes. The shower room provides walk in shower, wc and wash basin.

Further Attributes

Neutrally decorated throughout the property also provides double glazing throughout, gas central heating and scope to extend or reconfigure (STPP).

Outside

To the front, the property provides brick driveway and parking for two cars, with access to front door with storm porch and direct access to the garage via an up-and-over door. The front garden is mainly laid to lawn, with gated side access on both sides of the house, providing convenient entry to the rear.

The west-facing rear garden is a mature and well-established outdoor space, designed for both relaxation and entertaining. A spacious terrace extends directly from the living room, creating an ideal setting for outdoor dining and with west aspect, to enjoy the afternoon sun. The garden is predominantly laid to lawn, bordered by beautifully maintained flower beds and a variety of mature trees, shrubs, and plants.



Location

Oak Hall Park lies off Keymer Road and is an incredibly desirable part of town, due to its close proximity to the town centre and Burgess Hill's mainline station within a short walk. Burgess Hill mainline station provides regular services to London (Victoria/London Bridge in around 50 mins), Brighton (15 mins) and Gatwick Airport (15-20 mins).

The town centre boasts range of shops including Waitrose, Boots and B&M as well as a range of independent stores & boutiques, bars and restaurants – all in and around ‘The Martlets’ shopping centre and under a half-mile distant. Burgess Hill also offers a Tesco Superstore and Lidl. The town's charming independent Orion Cinema has the latest leading films and has been established for decades.

School wise, the house falls in to the Birchwood Grove primary school catchment area. For secondary education the catchment is Burgess Hill Academy. In the private sector, the highly regarded Burgess Hill School For Girls is a moments walk also.

Despite having the convenience of a town centre location, you're not far from beautiful open countryside. Batchelors Farm Nature Reserve is within easy reach and the perfect spot for a walking the dog. Burgess Hill is surrounded by beautiful, historic Sussex villages include Ditchling, Hurstpierpoint and Hassocks. Each have some lovely country pubs and gorgeous open countryside.

By car, the A23 at Hickstead is easily access via Jane Murray Way and provides swift motorway links to the M23 and M25.

The Finer Details

Tenure: Freehold

Title Number: SX118366

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast up to 1000 Mbps

