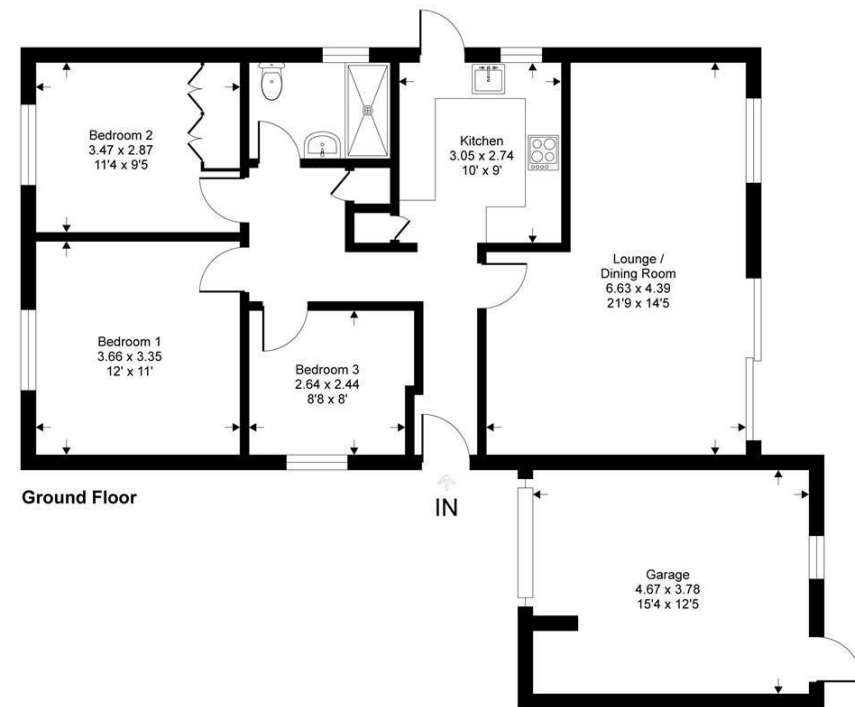
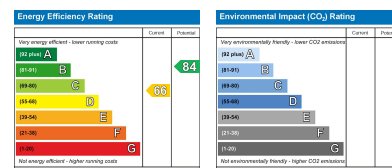


Pinehurst, RH15

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft
Approximate Garage Internal Area = 17.6 sq m / 190 sq ft
Approximate Total Internal Area = 97.2 sq m / 1047 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



15 Pinehurst, Burgess Hill, RH15 ODG

Guide Price £455,000 Freehold

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15 Pinehurst, Burgess Hill, RH15 0DG

Three bedroom detached bungalow

Off road parking

Garage

Mature gardens

Scope to modernise/develop (STPP)

Walking distance of Burgess Hill mainline train station

A charming three bedroom detached bungalow coming to the market for the first time in over 40 years. offering spacious accommodation, beautifully mature landscaped gardens and excellent development potential. With parking for three cars, a garage, and the scope to extend or convert the loft (STPP), this home is ideal for families, downsizers, or those looking for a project and being sold with no onward chain.

Accommodation

Access is via a welcoming entrance hall, which leads to a spacious living and dining room to the rear of the property. This bright and airy space offers lovely views of the garden and features sliding doors that open onto the terrace, seamlessly blending indoor and outdoor living.

The well-proportioned kitchen provides ample storage and worktop space, along with a built-in oven and gas hob. There is also space for additional kitchen appliances and convenient side access to the garden.

To the front of the property, doors from the entrance hall open to all three bedrooms, a linen cupboard, and a modern shower room. There are two double bedrooms to the front and a good sized single bedroom to the side. The shower room has been fitted in recent years and provides a walk in shower, wash basin, wc and heated towel rail.

Further Attributes

Being sold with no onward chain further benefits of the property include double glazing throughout and gas central heating with new boiler fitted 2024.

Outside

To the front of the property is a mature garden, mainly laid to lawn, complemented by a variety of established shrubs. A pathway leads to the side access, while the driveway provides off-road parking for up to three cars and access to the garage. The garage has been extended to the side, offering a generous space with potential for further development or use as a large garage. It features an up-and-over door to the front and additional access to the rear garden.

The rear garden is a private, mature outdoor space, featuring a terrace area directly accessed from the property—perfect for relaxing or entertaining. Well-stocked flower beds offer a vibrant display of colours throughout the seasons, while the lawn, greenhouse, and a striking mature oak tree add both charm and practicality to the garden.



Location

Pinehust is a quiet road and highly desirable location, 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: SX135849

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast up to 1000 Mbps

