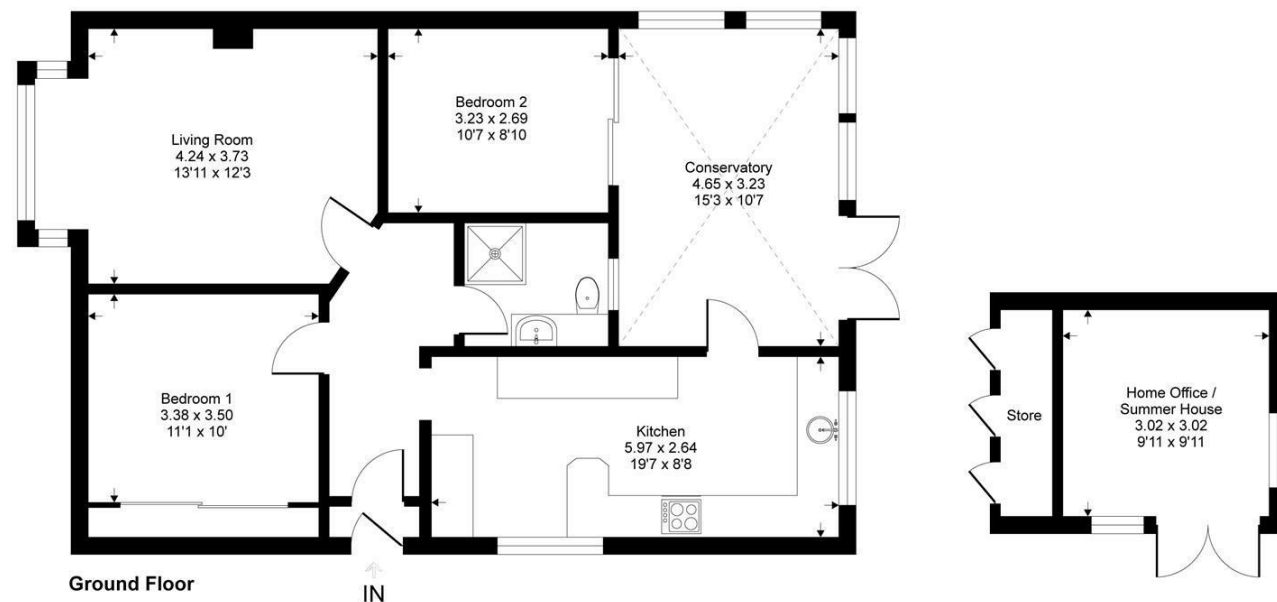
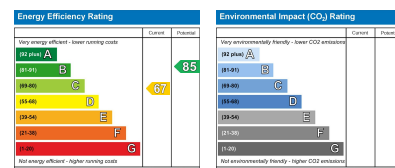


Potters Lane, RH16 Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft (excludes store)



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 Potters Lane, Burgess Hill, RH15 9HX

Guide Price £420,000 Freehold

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15 Potters Lane, Burgess Hill, RH15 9HX

Spacious two bedroom semi-detached bungalow

Short walk to Burgess Hill Town Centre and Mainline Train Station

Off road parking for two/three cars

Mature garden with summer house and number of sheds

Modern kitchen and shower room

Scope to extend or convert the loft (STPP)

A very well-presented and spacious two-bedroom semi-detached bungalow, ideally located on the sought-after and convenient Potters Lane in Burgess Hill. The property offers flexible accommodation throughout, featuring a comfortable main sitting room, a well-equipped modern kitchen, a conservatory, two bedrooms and a modern shower room, with off road parking and mature rear garden. The property also offers potential for further development, with scope to extend or convert the loft (subject to the necessary planning permissions), making it a fantastic opportunity for those looking to add space or value.

The Accommodation

In further detail, the accommodation comprises a welcoming entrance hall laid with stylish Amtico flooring, providing access to the kitchen, sitting room, both bedrooms, and the shower room. The kitchen, modernised in recent years, has been thoughtfully designed for practicality, placing everything within easy reach. Overlooking the rear garden, it features a breakfast bar, ample storage, and generous worktop space, making it both functional and inviting.

The sitting room also benefits from Amtico flooring and is enhanced by a bay window, creating a bright and comfortable living space. The main bedroom includes built-in wardrobes and offers a peaceful retreat, while the second bedroom is a good size and offers flexibility for use as a guest room, study, or hobby space. The conservatory, accessed from both the kitchen and the second bedroom, is currently used as a dining room and enjoys lovely views over the rear garden, making it a perfect spot for relaxing or entertaining. The shower room has been refitted in recent years and now features a contemporary walk-in shower unit, WC, wash basin, and vanity storage, combining modern style with everyday convenience.

Further Attributes

Further attributes of the property include double glazing throughout and also benefits from gas central heating, with a modern boiler installed in 2023, complemented by a Hive smart heating system that allows convenient temperature control from your phone or devices.



Outside

To the front of the property is a low-maintenance garden designed to accommodate parking for two to three vehicles, with gated access and steps leading up to the front door, creating a practical yet welcoming entrance.

To the rear, the property boasts a private and mature garden, thoughtfully arranged to offer both relaxation and functionality. A terrace area provides the ideal space for outdoor seating and entertaining, while side access ensures convenience. The garden features well-stocked mature borders, a raised bed, and a lawned area, creating a lovely balance of greenery and structure.

A particular highlight is the large summer house, positioned to make the most of a west-facing aspect with its own terrace—perfect for enjoying the afternoon and evening sun. In addition, there are three further sheds offering ample storage solutions, as well as outdoor electrical access for added convenience.

Location

Potters Lane is conveniently situated in Burgess Hill, offering a short walk to the town centre and the mainline train station. This well-connected location ensures that everyday amenities and transport links are all within close reach. Burgess Hill town centre provides a comprehensive selection of facilities, including a Waitrose supermarket, independent shops, tap rooms, restaurants, cafés, and leisure options such as The Triangle Leisure Centre. Ideal for commuters, the property benefits from excellent transport connections. Burgess Hill Station is located approximately 0.5 miles away and offers regular direct services to London Victoria and London Bridge in around 50 minutes, along with convenient links to Gatwick Airport and Brighton.

Surrounded by stunning countryside and picturesque villages including Hassocks and Ditchling, the area offers a perfect balance of semi-rural charm and modern convenience.

The Finer Details

Tenure: Freehold

Title Number: SX20998

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast up to 1000 Mbps

