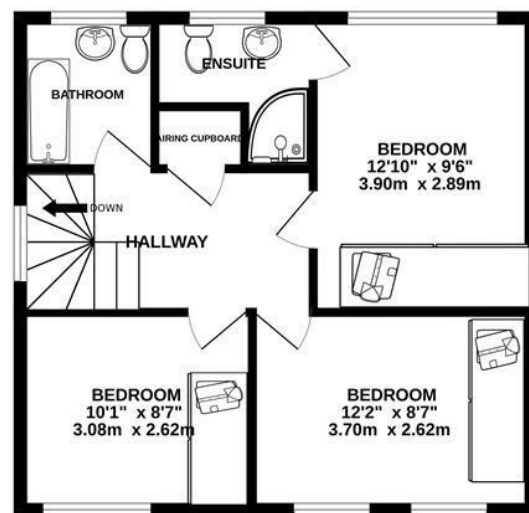


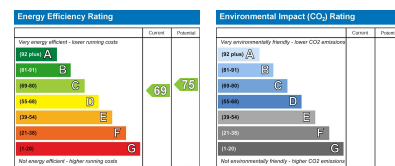
GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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45 Bramble Gardens, Burgess Hill, RH15 8UQ

Price £500,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES  
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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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45 Bramble Gardens, Burgess Hill, RH15 8UQ

What We Like.

- \* Private, quiet position within highly regarded development.
- \* Stunning, secluded rear garden.
- \* Refitted kitchen, utility room, bathroom and en-suite
- \* Three sizeable bedrooms with fitted wardrobes.
- \* Good size private driveway and garage.
- \* Convenient for all of the towns comprehensive facilities.

The Property.

A very pleasant, comfortable detached house located in a quiet, private position towards the end of highly regarded Bramble Gardens. The accommodation is immaculately presented with the kitchen, bathroom and en-suite shower room all being refitted by the present owners. Outside there is an attractive, secluded rear garden, whilst to the front is a driveway affording off road parking for several cars that leads to a garage. Bramble Gardens is conveniently located to take advantage of all Burgess Hills comprehensive facilities.

The Accommodation.

The accommodation has been meticulously maintained by the present owners and is considered to be in very good order throughout. On the ground floor this comprises, an enclosed porch that leads into the entrance hall, beyond this is the comfortable living room with its bay window and feature fireplace. Double doors lead into the dining room with space for a good size table and chairs. This opens onto the conservatory with access and views over the attractive rear garden. The kitchen has been refitted with a comprehensive range of modern wall and floor units complemented with work surfaces and integrated appliances. There is an adjoining utility room with matching units and further appliances, as well as a door onto the rear garden door and access to the cloakroom/wc with a modern fitted suite.

The first floor landing has a hatch to roof space and airing cupboard. There are three good sized bedrooms with the main bedroom offering a modern refitted en-suite and built in wardrobes. Both bedrooms two and three have an aspect to the front and fitted wardrobes. They are served by the modern fitted family bathroom.

Gardens and Parking.

The attractive gardens are a particular feature of the property. The rear garden is well established being landscaped to provide areas of lawn and natural stone patio relieved by beds and borders stocked with plants, shrubs and trees. There is a raised pond, garden shed, a gated pathway from one side giving access to the front and outside power points. To the front and side are well established mature borders and a blocked paved driveway affording off road parking for several cars that leads to the garage. The single garage has an up and over door, light and power, fitted storage cupboards and storage to the roof space.



Location.

The property is situated in a quiet corner of Bramble Gardens, a sought after residential road located on the western outskirts of Burgess Hill. The property is very conveniently located to take advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are easy to access. Both the town's mainline stations are within two miles whilst the town centre with its wide variety of amenities including a Waitrose Supermarket is within striking distance. 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.

Further Attributes.

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

Finer Details.

Tenure: Freehold  
Title Number: WSX219596  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Available Broadband Speed: Ultrafast (up to 1000mbps)

We believe the above information to be accurate but recommend intending purchasers check the details personally before exchange of contracts.

