



WELCOME HOME

If you love period property, open plan living, a sunny garden, minimal maintenance charges and pure commuting convenience then this fabulous ground floor garden apartment on the private and sought-after Oakwood Road could be just the home for you.

Set behind a generous gravelled driveway and framed by mature greenery, the apartment forms the entirety of the ground floor of this handsome Edwardian semi-detached home. The white rendered upper elevations, red brickwork and large bay windows combine seamlessly to create charming period kerb appeal.

The apartment has been the subject of transformative renovation by the current owners and now offers the very best combination of sympathetic period features and contemporary modernity, making it a truly turn-key purchase that could suit a range of buyers including downsizers, professionals, small families or someone looking for a UK bolt hole. With the remainder of a 999 year lease, 1/3 of the freehold, no ground rent or service charge, there is plenty of appealing attributes on offer.





LET ME ENTERTAIN YOU

As you enter the hall, you are greeted by a striking first impression with beautiful period style tiled flooring that pays respect to the home's Edwardian origins. The woodwork is painted in the shade of "Railings" by Farrow & Ball and frames the doorways and contrasting crisply against the white walls and ceiling, where ornate cornicing and a ceiling roses lend subtle architectural detail. There is a useful utility cupboard, which neatly hides away the washing machine & tumble dryer.

Spanning across the entire rear of the home is the 30ft wow-factor living space – without doubt the beating heart of this home. Designed with modern living and entertainment at the forest of the thinking, this fabulous space offers period grandeur with a modern twist. The large bay window, 9ft high ceilings, picture rails, open fireplace and column radiator are sympathetic to the Edwardian history and engineered oak flooring flows through to seamlessly connect the living room with the kitchen. With south and west facing windows, this is a bright, airy space that has natural light pouring in throughout the day.



THE HEART OF THE HOME

The kitchen itself has timeless, shaker-style cabinetry that sits under opulent quartz counters with a subtle veining. The exposed brick work introduces warmth and texture, softened by the deep, matte finish of the cabinetry in a rich navy hue. Practicality wise, there is a Range cooker with double oven & five ring gas hob, recirculation extractor hood, integrated fridge/freezer and dishwasher.

The layout flows with ease from cooking to dining to sitting, with clearly defined yet connected zones and French doors at the rear open directly onto a private garden, blurring the boundary between inside and out and allowing the entire space to breathe. The central island seats two, perfect for those mid-week dinners.





THE MASTER SUITE

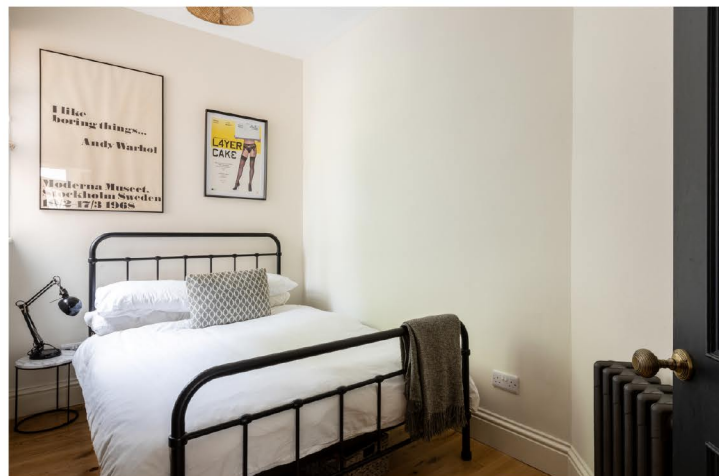
At the other end of the apartment is the impressive principle bedroom suite, which extends across the entire frontage. The bedroom is enormous (18ft7 x 15ft2) with two large bay windows, complete with bespoke café style plantation shutters that create privacy whilst allowing plenty of natural light from above. Bespoke fitted wardrobes offer plenty of built in storage and the 'oatmeal' wool blend carpets add warmth underfoot.



The ensuite shower room is a study in contrasts, where industrial textures meet clean-lined refinement. The exposed brick adds depth, while the remaining surfaces are clad in oversized white tiles laid with crisp horizontal lines, accentuating the room's height and clarity. The patterned floor tiles in a graphic star are striking and stylish framed elegantly by a crittall-style screen. A minimalist white vanity, traditional high-level cistern and period style fittings nod quietly to heritage form. Underfloor heating is welcomed on those chilly winter's mornings and the stainless steel rail keeps the towels warm & fluffy.

BATH & BED

The second bedroom is a small double and perfect for guests or those who work from home. There is a natural recess, where more built in storage could easily be created. Engineered wood floors sit underfoot and the period style column radiator and panelled door is a sympathetic.



The family bathroom has is stylish and modern with a stand alone bathtub, perfect for unwinding after a long day. Again, the finish is respectful the age of the home with period style sink and toilet and a traditional column towel rail. Built in cupboard houses the gas fired combination boiler (just serviced) and provides handy extra storage for Hoover and ironing board.

The home is fully double glazed, has gas fired central heating and upgraded electrics (EICR undertaken).





STEP OUTSIDE, SUMMERTIMES IN BLOOM

Stepping outside, the private south/west facing garden, which wraps around to two sides and enjoys sunshine throughout the day.

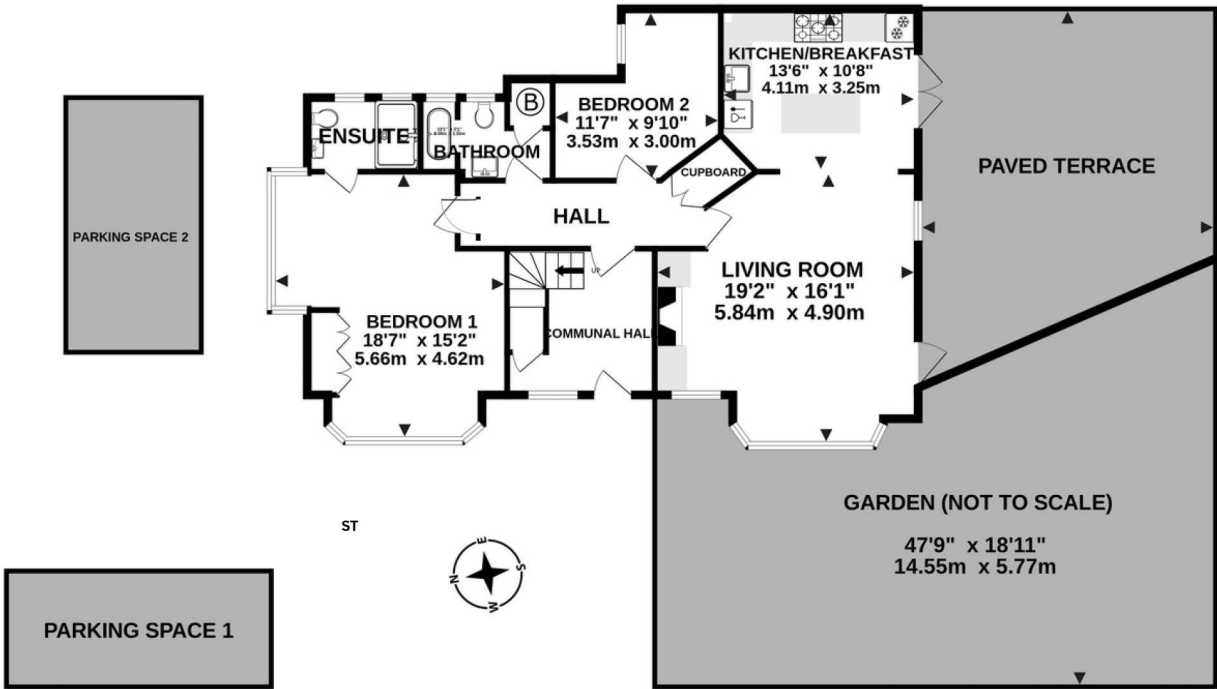
The paved terrace, encased by raised beds, sits adjacent to the kitchen making it the perfect spot for al-fresco dining or a barbecue with friends.

There is an expanse of level lawn, well stocked beds & borders and garden shed.

Gated side access leads out to the front where you'll find your two allocated parking spaces.



GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



AREA EXCLUDES COMMUNAL HALL, GARDEN & PARKING SPACES
TOTAL FLOOR AREA : 950sq.ft. (88.3 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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THE FINER DETAILS

Tenure: Leasehold with 1/3 portion of the freehold
Lease: 994 years remaining
Maintenance: Self-maintaining.
Building Insurance: Contribution 2024-2025 was £236.40
Ground Rent: Peppercorn
Local Authority: Mid Sussex District Council
Council Tax Band: D

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves.

NB - Please note that the seller is a director of PSPhomes, Mid Sussex and therefore has a personal interest in the sale of this property, as defined under Section 21 of the Estate Agents Act 1979.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		



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