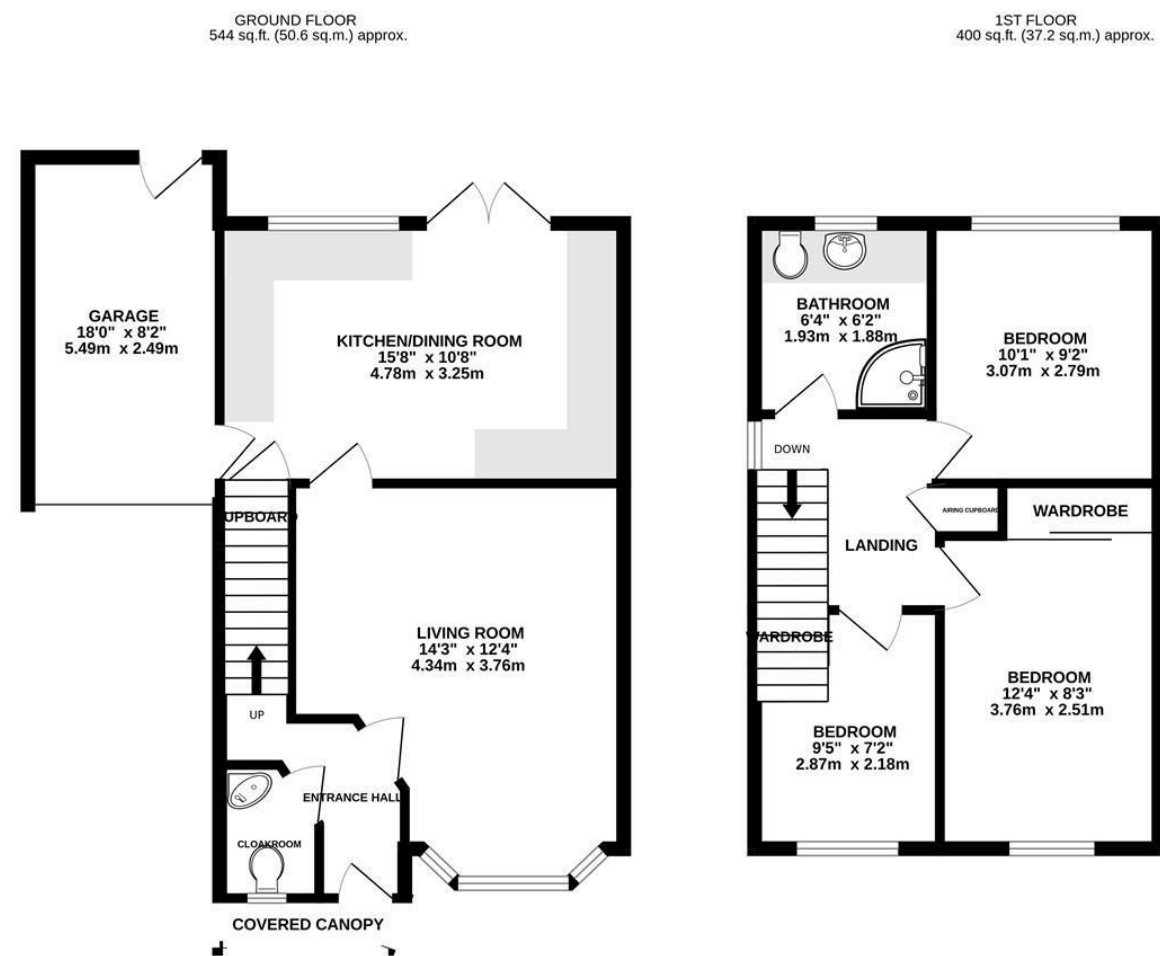
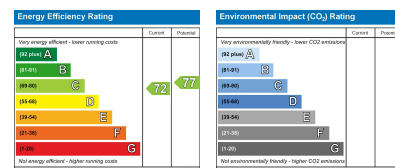




TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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20 Withy Bush, Burgess Hill, RH15 8TT

Price £475,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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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20 Withy Bush, Burgess Hill, RH15 8TT

- * Three sizeable bedrooms.
- * Detached home.
- * Good size private driveway and garage.
- * Stunning, secluded rear garden.
- * Private, quiet position within highly regarded development.
- * Convenient for all of the towns comprehensive facilities.

Welcome Home...

Tucked away in a quiet private cul-de-sac on the sought-after western side of Burgess Hill, this fabulous three-bedroom detached home combines generous living space with a wonderfully peaceful setting. Whether you're a growing family, first-time buyer or looking to downsize, this is a home that truly caters to modern living — all within easy reach of the A23, ideal for commuting to Brighton, Gatwick or London.

Step Inside...

As you arrive, a smartly paved driveway sets the tone, hinting at the care and style found within. Step into the welcoming entrance hall — a bright and inviting space with access to a handy downstairs cloakroom and the main living areas.

The light-filled living room enjoys a pleasant outlook through its bay window and offers the perfect place to unwind. From here, through to a spacious kitchen/diner at the rear of the house — the true heart of the home. With ample room for both everyday meals and entertaining, this space is further enhanced by a pantry cupboard and direct access to the west-facing rear garden via French doors — ideal for embracing indoor-outdoor living in the warmer months. You will also find access to the garage, providing excellent storage and includes additional loft space.

Upstairs...

The first floor comprises a central landing with a linen cupboard, hatch with ladder to partially boarded and insulated loft area and doors leading to three well-proportioned bedrooms and the family bathroom.

The main bedroom sits at the front of the property and benefits from built-in wardrobes. The second bedroom, a comfortable double, overlooks the rear garden, while the third bedroom, currently housing a built-in cupboard — could serve as a child's room, guest space or home office.

The family bathroom has been tastefully updated in recent years and features a walk in shower, WC and wash basin — offering a practical and stylish space for day-to-day life.

Stepping Outside...

The west facing rear garden is a real highlight — sunny, private and beautifully arranged. Being a corner plot, it enjoys extra width and seclusion. Our client has thoughtfully created several seating areas that follow the sun, making this an ideal space to relax, read, entertain or enjoy al fresco dining.

To the front, there's a smart and low-maintenance frontage with private parking for three vehicles with access to garage with up-and-over door and side access leading to the rear garden.



Further Features...

Gas central heating with a combi boiler installed in 2020
Double glazing throughout
Part boarded and insulated loft with ladder access
Linen cupboard on the landing housing the boiler

The Location...

Withy Bush is a quiet residential close on the western fringes of Burgess Hill — popular for its peaceful feel and family-friendly surroundings. Just a short stroll away is The Triangle Leisure Centre, offering excellent fitness and swimming facilities, while commuters will appreciate the proximity to the A23 for swift road links.

Burgess Hill town centre is approximately 1.5 miles away and offers a wide range of amenities, including Waitrose, independent shops, cafés, restaurants and further leisure options. For those travelling further afield, Burgess Hill station is approximately 1.6 miles distant, providing fast and direct services to London Victoria, London Bridge, Gatwick Airport and Brighton.

For lovers of the outdoors, the property is ideally placed for exploring the nearby South Downs countryside and picturesque villages such as Hassocks and Ditchling.

Final Details...

Finer Details. - Tenure: Freehold
Title Number: WSX147321
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed: Ultrafast up to 1800 Mbps

