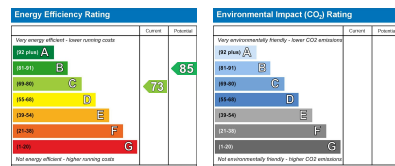


TOTAL FLOOR AREA : 1291 sq.ft. (120.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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44 Perryfields, Burgess Hill, RH15 8TU

Guide Price £500,000 Freehold

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44 Perryfields, Burgess Hill, RH15 8TU

- * Spacious four bedroom detached home
- * Modern kitchen
- * Living room, dining room and study
- * Family bathroom, en-suite shower room & downstairs cloakroom
- * Off road parking & garage
- * South facing rear garden

A spacious four-bedroom detached home tucked away in a quiet cul-de-sac on the western side of Burgess Hill, this well-maintained four-bedroom detached home offers spacious and flexible accommodation, measuring approximately 1,200 sq. ft. Lovingly cared for by the current owners for the past 35 years, the property is presented in excellent condition throughout and is ideal for families or those looking to upsize. It benefits from off-road parking, a garage, and a private south-facing rear garden, perfect for enjoying the sun throughout the day. Offered to the market with vendor suited, this is a fantastic opportunity to purchase a long-term, well-looked-after home in a quiet and sought-after residential location.

Ground Floor

The ground floor comprises a welcoming entrance hall with doors leading to a versatile study/playroom at the front of the property, ideal for home working or children's activities. A separate dining room, also positioned at the front, offers a formal space for entertaining or family meals. A downstairs cloakroom provides added convenience, while the heart of the home is the spacious living room, measuring approximately 15'3" x 14'3", featuring French doors that open directly onto the rear garden terrace—perfect for indoor-outdoor living. The modern kitchen is located at the rear of the house and enjoys views over the garden. It is well-appointed with contemporary units and benefits from side access, adding to the home's practicality and ease of use.

First Floor

The first floor comprises a central landing with doors leading to all four bedrooms and the family bathroom. The main bedroom is positioned at the rear of the house, enjoying a peaceful outlook over the garden. It benefits from built-in wardrobes and a private en-suite shower room, offering both comfort and convenience. The second bedroom is a generous double, also featuring built-in wardrobes, while the third bedroom, another double, includes a linen cupboard for additional storage. The fourth bedroom is a well-proportioned single room, ideal as a child's bedroom, nursery, or home office. The family bathroom is fitted with a bath and overhead shower, WC, and wash basin—serving the remaining bedrooms with ease.

Further Attributes

Further attributes include include gas fired central heating UPVC framed double glazed windows and doors.



Outside

To the front of the property is a low-maintenance garden, mainly laid to lawn, with steps leading up to the front door and gated side access to the rear garden. There is off-road parking in front of the garage, which is accessed via an up-and-over door. The garage benefits from power supply and useful eaves storage, offering excellent additional space. Subject to the necessary planning permission, there is potential to create further off-road parking by dropping the curb at the front.

The rear garden is also designed for ease of maintenance and enjoys a sunny south-facing aspect. Mainly laid to lawn, it includes a terrace area perfect for outdoor dining, and is bordered by mature trees and shrubs that provide a pleasant backdrop and added privacy.

Location

The property is tucked away in a quiet and peaceful corner of Perryfields, a residential area located on the western outskirts of Burgess Hill. Its position offers a sense of privacy while still being conveniently close to key local amenities. The Triangle Leisure Centre is just a short distance away, providing a range of fitness and recreational facilities, and the nearby A23 offers quick and easy access for commuters travelling to Brighton, Gatwick, or London. This combination of tranquillity and connectivity makes the location ideal for both families and professionals alike.

Burgess Hill town centre offers a wide variety of amenities, including a Waitrose supermarket, independent shops, cafés, restaurants, and further leisure facilities. For commuters, the property enjoys excellent transport links, with Burgess Hill Station approximately 1.6 miles away, providing regular direct services to London Victoria and London Bridge in around 50 minutes, as well as convenient connections to Gatwick Airport and Brighton.

The Finer Details

Finer Details. - Tenure: Freehold
Title Number: WSX143741
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed: Ultrafast up to 1800 Mbps

