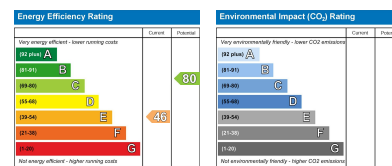


Welbeck Drive, RH15

Approximate Gross Internal Area = 128.8 sq m / 1387 sq ft
Approximate Garage Internal Area = 13.6 sq m / 147 sq ft
Approximate Total Internal Area = 142.4 sq m / 1534 sq ft



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



16 Welbeck Drive, Burgess Hill, RH15 0BB

Guide Price £550,000 Freehold

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16 Welbeck Drive, Burgess Hill, RH15 0BB

- * Spacious four bedroom detached house
- * Driveway and garage
- * Spacious sitting/dining room
- * Spacious kitchen/breakfast room
- * South - West aspect rear garden
- * Scope to modernise

This spacious four double bedroom detached family home measures approximately 1.387 sq ft and originally built in the 1970s by the well-regarded Sunley Homes, has been lovingly owned by the same family since 1978—a true testament to its comfort and enduring appeal. Set towards the end of a peaceful residential road, the property enjoys a wonderfully quiet position while remaining just a short stroll from local amenities.

Neutrally decorated throughout, the property offers a true blank canvas for its next owners. Generously proportioned rooms are filled with natural light and present excellent scope for modernisation, making this an ideal opportunity for buyers seeking space, flexibility, and potential. Conveniently located, Wivelsfield mainline station is just a five-minute walk away, providing fast and reliable links to London, Gatwick, and the South Coast.

The Ground Floor
Access is via a welcoming entrance hall, with doors leading to the large sitting room, kitchen, downstairs cloakroom, and integral garage.

The impressive dual-aspect sitting/dining room measures approximately 26'3" x 14'8" and offers excellent versatility for different layouts. Flooded with natural light, it enjoys direct access to the kitchen as well as French doors opening onto the rear garden. The kitchen/breakfast room is spacious, clean, and practical, offering ample worktop space, a pleasant outlook over the rear garden, and a side door for external access. The downstairs cloakroom includes a useful boot room area, ideal for storing coats and shoes. The integral garage can be accessed internally or via an up-and-over door at the front, and benefits from a sink, basin, and plumbing for a washing machine—creating a functional utility space with scope to be converted into a separate utility room if desired.

The First Floor
The first floor is accessed via a landing, which includes a linen cupboard and loft hatch access, with doors leading to all bedrooms and the family bathroom. Each of the four bedrooms is a generously sized double, offering versatility for family living. The principal bedroom is a particular highlight, featuring built-in wardrobes and a charming Juliet balcony with views over the front of the property—creating a peaceful retreat filled with natural light. The family bathroom is well-proportioned and traditionally styled, fitted with a full-sized bath, WC, and wash basin, with scope for modernisation to suit personal taste.

Further Attributes
While the property would benefit from some modernisation, it also offers gas central heating and neutral décor throughout—providing an excellent foundation for buyers to update and personalise to their own taste.



Outside
To the front, the property features a mature garden mainly laid to lawn with a variety of shrubs, together with off-road parking for two vehicles leading to garage with up and over door. Pathway lead to the front door, sheltered by a storm porch and gated side access to the rear garden.

The rear garden is a real highlight, enjoying a sought-after south-west facing aspect, ensuring plenty of afternoon and evening sunshine—perfect for relaxing or entertaining. Immediately adjoining the house is a generous terrace area, ideal for al fresco dining, which flows onto a neatly maintained lawn. This is bordered by well-stocked beds, mature shrubs, and trees, creating a sense of privacy and greenery. Further practical features include an outside tap and a timber-framed storage unit, adding both convenience and charm to this delightful outdoor space.

Location
Welbeck Drive is a quiet residential road within short walk of Wivelsfield mainline station and Oak Tree Primary School. The nearby area provides an array of shops including convenience store, fish and chip shop, barbers, hairdressers, newsagents and dog groomers. For more extensive shopping Burgess Hill offers a choice of three supermarkets in the form of Waitrose, Tesco and Lidl. Janes Lane Recreation Ground is also nearby with football pitches and a playpark. By car, the A23(M) lies west at Hickstead and provides swift links to the M23/M25 motorway network.

Burgess Hill is ideally positioned for those who enjoy the outdoors, being surrounded by beautiful countryside and picturesque Sussex villages such as Ditchling and Hurstpierpoint. The town is also exceptionally well-served by road and rail, with direct connections to London, Brighton, Gatwick Airport, Lewes, and Haywards Heath, making Welbeck Drive an ideal location for both town and country living.

The Finer Details
Finer Details. - Tenure: Freehold
Title Number: WSX21748
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed: Ultrafast up to 1000 Mbps

