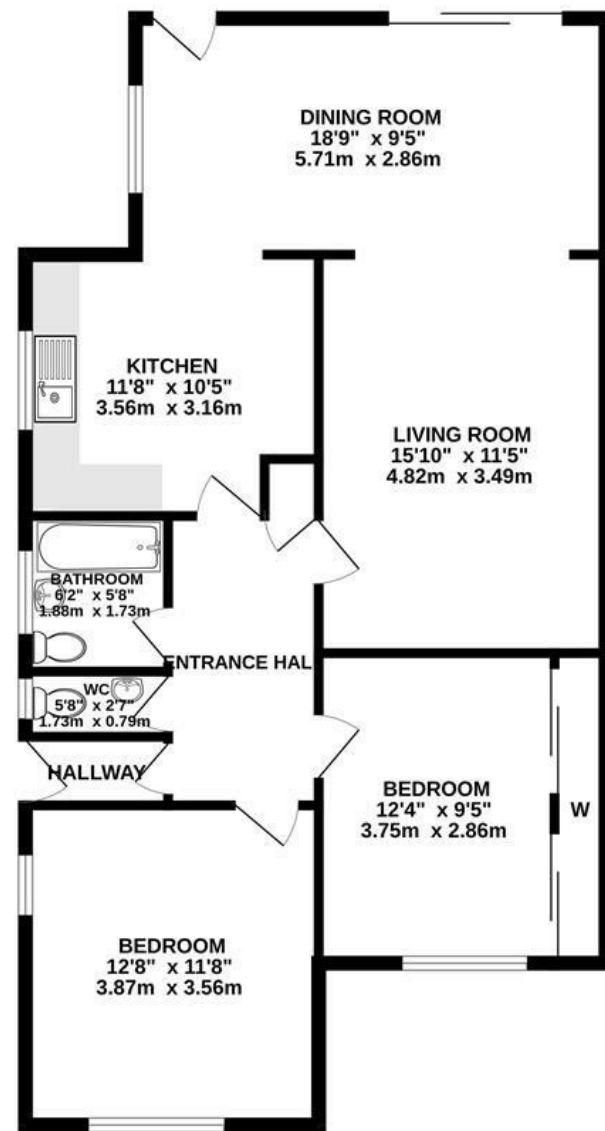
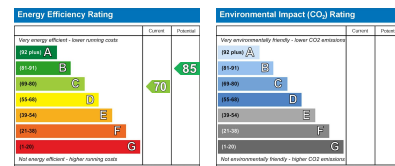


GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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28 Malthouse Lane, Burgess Hill, RH15 9XA

Guide Price £440,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
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## 28 Malthouse Lane, Burgess Hill, RH15 9XA

- \* Spacious two bedroom semi-detached bungalow
- \* In need of modernisation with potential of loft conversion (STPP)
- \* Ample off road parking
- \* Large mature garden in 0.18 acre plot, with 150 ft rear garden
- \* Quiet residential road
- \* No onward chain

This spacious two-bedroom semi-detached bungalow sits on a substantial plot in a quiet residential road in Burgess Hill, offering huge potential for improvement and loft conversion (STPP). Requiring full refurbishment throughout, the property has been extended to the rear and provides generous accommodation, complemented by off-road parking for several cars and a stunning rear garden extending to approximately 150ft—perfect for landscaping, outdoor living, or further development.

Situated within easy reach of local countryside walks and Burgess Hill's amenities, this is an ideal opportunity for investors, developers, or ambitious homeowners to transform the property into a stunning bespoke home. Offered to the market with no onward chain.

### The Bungalow

Access is via a hallway leading into a generous entrance hall, complete with a storage cupboard, loft access, and doors to the bedrooms, living room, bathroom, and kitchen. Both bedrooms are positioned at the front of the property and are well-proportioned double bedrooms.

The main bedroom benefits from fitted wardrobes, while the second bedroom is dual aspect, allowing for an abundance of natural light. The bathroom is located off the entrance hall and comprises a bath with power shower over, WC, and wash basin. There is also a separate cloakroom with an additional WC and wash basin for added convenience. The spacious living room features a central fireplace and opens to the rear dining room. The kitchen is fitted with worktop space, an integrated hob, and a double oven, and opens into the impressive dining room, measuring approximately 18'9" x 9'5". This bright and versatile space connects the kitchen and living room, enjoys views across the rear garden, and offers both sliding doors and a rear door for direct garden access.

Further scope to develop with option of loft conversion (subject to planning permission).

### Outside

To the front, the property enjoys a mature garden mainly laid to lawn, complemented by a variety of established shrubs. A driveway provides off-road parking for multiple vehicles and leads to gated side access.

The impressive rear garden extends to approximately 150ft and offers a wonderful sense of space and privacy. A large terrace adjoins the rear of the property, perfect for outdoor dining, and leads to a generous lawn bordered by mature shrubs. Greenhouse, a hardstanding area offers potential for a garage or garden studio, while further along the garden there are several potting sheds for keen gardeners. At the far end, the garden blends into a charming woodland area, home to a number of mature trees, including two oak trees and an apple tree—creating a peaceful, natural backdrop.



### Location

Malthouse Lane is situated on the sought-after west side of Burgess Hill, an area renowned for its peaceful setting and excellent local amenities. Picturesque public footpaths and woodland walks are close by, with West Park Nature Reserve practically on the doorstep.

The location also offers quick and easy access to the A23, providing convenient links to London, Gatwick Airport, and the South Coast/A27. Everyday essentials are catered for with a Tesco Express just down the road, while families will appreciate the choice of well-regarded local schools, including Southway Juniors, The Gattons Infants, and St Paul's Catholic College. Leisure and social options are equally appealing, with the Woolpack Pub and Beer Garden within easy reach, and the popular Triangle Leisure Centre just a 10-minute walk away.

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 1.5 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.

### Further Attributes

Gas central heating, mains drainage and double glazed throughout.

### The Finer Details

Tenure: Freehold  
Title Number: WSX28572  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Available Broadband Speed: Ultrafast up to 1000 Mbps  
Plot Size: Approximately 0.18 acres

