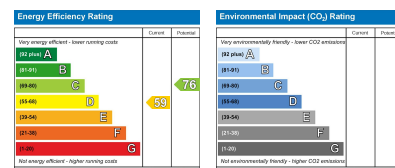


TOTAL FLOOR AREA: 1228 sq.ft. (114.1 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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2 Livingstone Road, Burgess Hill, West Sussex, RH15 8QP

Guide Price £395,000 Freehold

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2 Livingstone Road, Burgess Hill, West Sussex, RH15 8QP

* Charming three bedroom Victorian end of terrace house

*Approximately 1228 sq ft

* South East aspect rear garden, with potential for off road parking

* Two reception rooms & extended kitchen/breakfast room

* Family bathroom and separate shower room

* Short walk of town centre and mainline train station

The House

A charming three-bedroom Victorian end-of-terrace home, arranged over three floors and offering a wonderful blend of period character and modern convenience. This attractive bay-fronted property provides spacious and versatile accommodation throughout, measuring approximately 1,228 sq ft complemented by a landscaped south-east facing rear garden that enjoys plenty of natural light. Perfectly positioned on a quiet residential road on the sought-after western side of Burgess Hill, the house is within easy walking distance of local schools, St John’s Park, and the town centre with its wide range of shops, restaurants, and mainline station.

The Ground Floor

The property is entered via a welcoming entrance hall, with doors leading to the principal reception rooms and staircase rising to the first floor. The sitting room is a delightful space, featuring a bay-fronted double-glazed window, original wooden flooring, and a working cast iron Victorian fireplace, creating the perfect balance of period charm and everyday comfort. The separate dining room provides original floorboards provides a versatile entertaining space and flows seamlessly into the extended kitchen/breakfast room. This impressive room is flooded with natural light from a Velux roof window and double doors opening onto the rear garden. The kitchen is fitted with a comprehensive range of cupboards with granite work surfaces, a breakfast bar, and the comfort of underfloor heating. A host of integrated appliances are included: gas hob, ‘Belling’ range-style oven, dishwasher, washing machine, and fridge/freezer.

First & Second Floor

A turning staircase rises to the first floor, where a further staircase leads to the top floor. On the first floor the main bedroom is a generous double, enhanced by a charming bay window with a fitted window seat and storage beneath, together with two built-in wardrobes. A further spacious double bedroom is also located on this floor, alongside a family bathroom fitted with a contemporary white suite. Completing the first floor is a separate shower room, also finished with a modern white suite, providing excellent convenience for family living.

The top floor landing enjoys excellent natural light from two windows offering far-reaching views across Burgess Hill. From here, a door opens into the third double bedroom, a bright and versatile space with the added benefit of eaves storage, making it ideal as a guest room, teenager’s retreat, or home office.



Further Attributes

The property combines the character and charm of a period home, with its high ceilings and original features, together with the convenience of modern living. Throughout, the interiors are neutrally decorated, enhanced by gas central heating and uPVC double glazing, ensuring comfort and energy efficiency all year round.

Outside

The property benefits from a private, landscaped rear garden enjoying a desirable south-east aspect. Designed with both style and practicality in mind, the garden is predominantly laid to low-maintenance artificial lawn, complemented by a terrace area directly accessed from the kitchen—ideal for outdoor dining and entertaining. The garden is enhanced by raised beds with range of shrubs, with boundaries formed by a charming mature wall topped with contemporary slatted fencing, providing both character and privacy. Additional features include outside lighting, power supply, and a water tap, as well as side gated access.

At the far end of the garden sits a private pergola with raised decking, currently arranged as a year-round outdoor kitchen and entertaining area, offering a versatile retreat. Should buyers prefer, this structure can be removed, with hardstanding beneath—previously utilised for off-road parking.

Location

Livingstone Road is conveniently located centrally in Burgess Hill and offers easy access to the town centre, with its wide variety of facilities including a Waitrose supermarket., as well as links to the Triangle Leisure Centre and the A23 link road. Burgess Hill is surrounded by stunning countryside and picturesque villages including nearby Hassocks and Ditchling. There are very good road and for rail connections, with Burgess Hill mainline station is located approximately 1 mile and provides regular services to London (Victoria/London Bridge in 50 mins), Gatwick Airport and Brighton.

The Finer Details

Tenure: Freehold

Title Number: WSX85272

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed; Ultrafast (up to 1000mbps)

