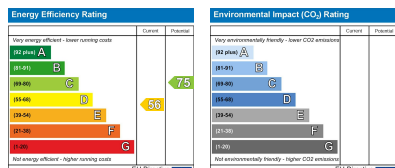


TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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56 Potters Lane, Burgess Hill, RH15 9JS

Guide Price £395,000 Freehold

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56 Potters Lane, Burgess Hill, RH15 9JS

- \* Three bedroom semi-detached house
- \* Off road parking for 3/4 cars
- \* Garage
- \* Large west aspect rear garden
- \* Potential to modernise
- \* No onward chain

This spacious three-bedroom semi-detached home with garage, off-road parking, and a west-facing garden is superbly positioned on the highly sought-after Potters Lane—just a short stroll from Burgess Hill town centre and mainline station. Coming to the market for the first time since 1964, this much-loved property presents a rare opportunity to secure a home in a desirable location of Burgess Hill. The property offers excellent potential for modernisation throughout, while also providing scope to extend (subject to the usual planning consents), making it an exciting prospect for buyers wishing to create a truly bespoke family home.

With the added benefit of no onward chain, this property is ideally suited to those looking for a project with long-term value in a location that is rarely available.

The Ground Floor

The property is entered via a porch, leading into a generously proportioned sitting room measuring approximately 18'1" x 13'. A large front-facing window floods the space with natural light, while a central fireplace provides a focal point, making this an inviting area for relaxation and entertaining. From the sitting room, an archway opens into the dining room, which enjoys pleasant views across the rear garden—a bright and versatile space, ideal for family meals or gatherings. A door leads through to the kitchen, which overlooks the rear garden and offers scope for full modernisation. Currently fitted with handy built-in storage cupboards, the kitchen also benefits from a side door providing direct access to the driveway, garage, and garden—adding both practicality and convenience.

The First Floor

The first floor is approached via a staircase with a side aspect window, filling the space with natural light, and leads onto a well-proportioned landing with linen cupboard, loft access, and doors to all bedrooms and the family bathroom. The main bedroom, positioned at the front of the property, is a spacious double and benefits from large built-in wardrobes, providing excellent storage. The second bedroom is another generous double, featuring a small built-in wardrobe and enjoying pleasant views across the rear garden. The third bedroom is a good-sized single, offering flexibility to serve as a child’s bedroom, nursery, or home office. The family bathroom is fitted with a bath with shower over, WC, and wash basin, with scope to update and reconfigure to suit modern tastes.

Further Attrubtes

Gas central heating and double glazed throughout. No onward chain.



Outside

To the front is a low-maintenance garden, mainly laid to lawn with mature shrubs to the front of the house.. A brick-paved driveway provides ample off-road parking for three to four vehicles and leads directly to both the garage and front entrance. The garage, accessed via an up-and-over door to the front, also includes a convenient side door to the garden and benefits from an electricity supply—offering excellent potential for storage, a workshop, or further adaptation.

The rear garden is a particular highlight, enjoying a sought-after west-facing aspect, making it perfect for afternoon and evening sun. Predominantly laid to lawn, the garden is complemented by a terrace adjoining the house, ideal for outdoor dining or relaxing, and bordered by a wide variety of mature shrubs and planting, providing colour, privacy, and year-round interest.

Location

Potters Lane is conveniently situated in Burgess Hill, offering a short walk to the town centre and the mainline train station. This well-connected location ensures that everyday amenities and transport links are all within close reach. Burgess Hill town centre provides a comprehensive selection of facilities, including a Waitrose supermarket, independent shops, tap rooms, restaurants, cafés, and leisure options such as The Triangle Leisure Centre. Ideal for commuters, the property benefits from excellent transport connections. Burgess Hill Station is located approximately 0.5 miles away and offers regular direct services to London Victoria and London Bridge in around 50 minutes, along with convenient links to Gatwick Airport and Brighton.

Surrounded by stunning countryside and picturesque villages including Hassocks and Ditchling, the area offers a perfect balance of semi-rural charm and modern convenience.

The Finer Details

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Broadband: Ultrafast up to 1,000 Mbps

