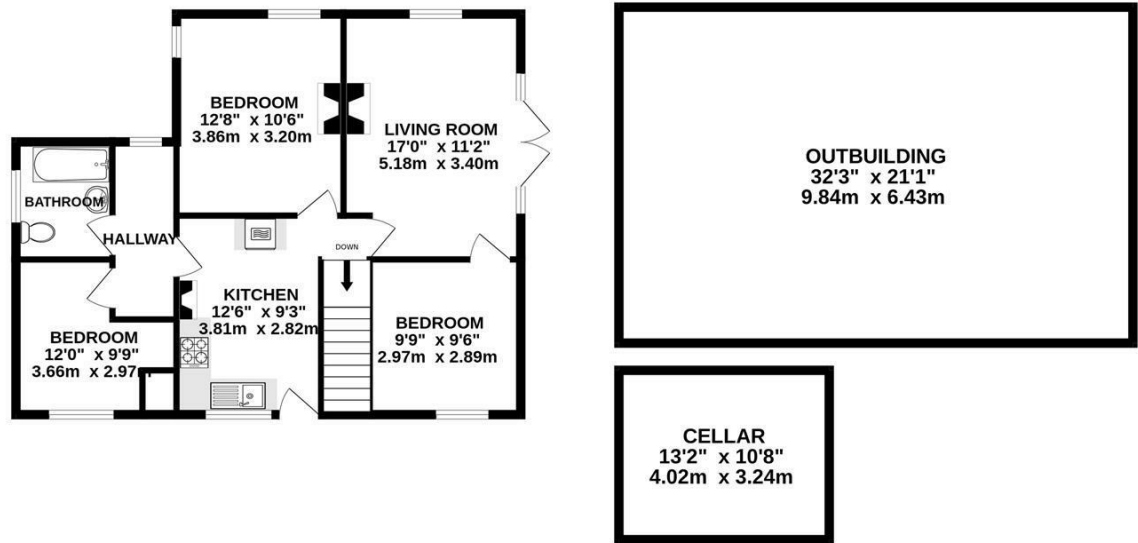
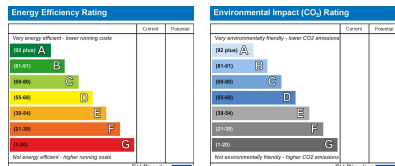


GROUND FLOOR  
1525 sq.ft. (141.7 sq.m.) approx.



TOTAL FLOOR AREA: 1525 sq.ft. (141.7 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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145 Station Road, Burgess Hill, RH15 9EG

Price £500,000 Freehold

PSPhomes

@psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES  
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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145 Station Road, Burgess Hill, RH15 9EG

What we like.

- \* Detached bungalow with development potential.
- \* Large detached building, presently used for martial arts classes.
- \* Good size, mature gardens.
- \* Quiet, yet convenient location.
- \* Easy walk to Waitrose and main line station.
- \* Useful cellar space.

**The Property.**

An exciting opportunity to acquire a three bedroom bungalow with a further detached building presently used as a sports/martial arts hall that subject to the necessary consents could be developed into a new detached residential property. The bungalow provides three bedroom accommodation and has the advantage of a very useful cellar. There are good size mature gardens that are well screened and offer a good degree of privacy. Station Road is very conveniently located and provides easy access to all Burgess Hills comprehensive facilities.

**The Accommodation.**

The well planned accommodation provides, three generous bedrooms, a living room with patio doors opening onto the gardens as well as a kitchen and bathroom. There is also the feature of a cellar which can be used in a manner of different ways. Within the gardens is the sports hall measuring approximately 32' x 21' that has been successfully used for many years as a martial arts centre by the present owner.

**Grounds and Garden**

The plot extends to 0.12 acres (not accurately measured) and has mature gardens with areas of lawn and paved patio relieved by various plants and shrubs.



**Location.**

Station Road 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.

**Finer Details.**

Tenure: Freehold  
Title Number: WSX200056  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Available Broadband Speed: Ultrafast up to 1000 Mbps

