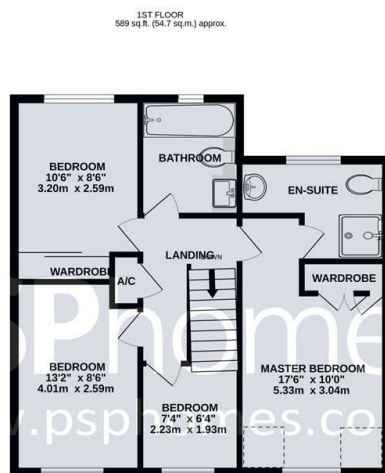
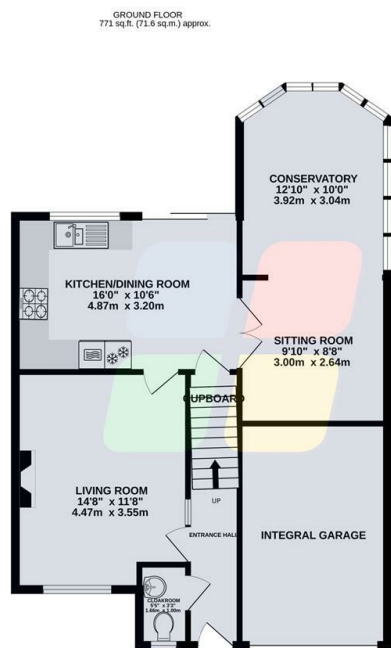
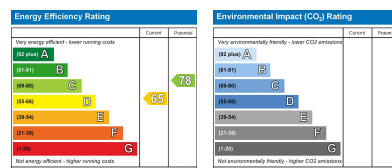


TOTAL FLOOR AREA : 1562 sq.ft. (145.1 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2023



42 The Oaks, Burgess Hill, West Sussex, RH15 9XP

Price £550,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
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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42 The Oaks, Burgess Hill, West Sussex, RH15 9XP

What we like.

- \* Light, spacious and well presented accommodation.
- \* Three reception rooms.
- \* Large, luxurious garden room ideal for working from home.
- \* Convenient location close to mainline station and A23/M23 road links.
- \* Bathroom, en-suite and cloakroom.
- \* Attractive rear garden.

Property.

A well-presented detached home built by Persimmon Homes around 1996, offering light and spacious family accommodation that has been thoughtfully improved in recent years.

A particular feature is the impressive garden room (15'10" × 12'10"), a luxurious and versatile space ideal for home working or additional living/reception use. It benefits from power, lighting, and a stable ethernet connection, making it a genuinely functional extension of the home.

The property enjoys a good-sized rear garden, perfect for families or outdoor entertaining, along with driveway parking and a garage to the front.

Positioned on the western fringes of town, the location provides convenient access to the area’s comprehensive range of amenities while still offering a sense of space and privacy.

Accommodation.

The accommodation is thoughtfully arranged over two floors.

On the ground floor this includes an entrance hall with cloakroom, a bright living room with feature fireplace, a refitted kitchen/dining room with integrated appliances, and a separate sitting room opening into a superb double-glazed conservatory. The rear rooms enjoy lovely views across the landscaped garden.

The first floor provides, the generous main bedroom includes a refitted en-suite, complemented by three further well-proportioned bedrooms and a family bathroom.



Gardens and Parking.

To the front, a generous block-paved driveway provides off-road parking for up to three vehicles and leads to the garage.

The landscaped east-facing rear garden is a standout feature, measuring approximately 45' × 45' and offering lawn, patio and decking areas framed by mature trees and well-stocked borders.

The addition of the large garden room (15'10" × 12'10"), being fully insulated, creates an excellent home-working or additional living space, complete with power, lighting and a stable ethernet connection.

Location.

The Oaks is a sought-after residential close on the western edge of Burgess Hill, ideally positioned for highly regarded primary and secondary schools. The Triangle Leisure Centre and the A23 are easily accessible, while both mainline stations and the town centre—with its wide range of amenities—are only a short distance away. Burgess Hill is surrounded by beautiful countryside and charming villages, and offers excellent road and rail links to London, Brighton, Gatwick Airport, Lewes and Haywards Heath.

Further Attributes.

Further benefits include uPVC double glazed windows and gas fired central heating. Additionally the property has a large boarded and insulated loft space with shelving offering substantial addition storage space.

Finer Details.

Tenure: Freehold  
Title Number: WSX213949  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Available Broadband Speed: Ultrafast (up to 1800 mbps)

