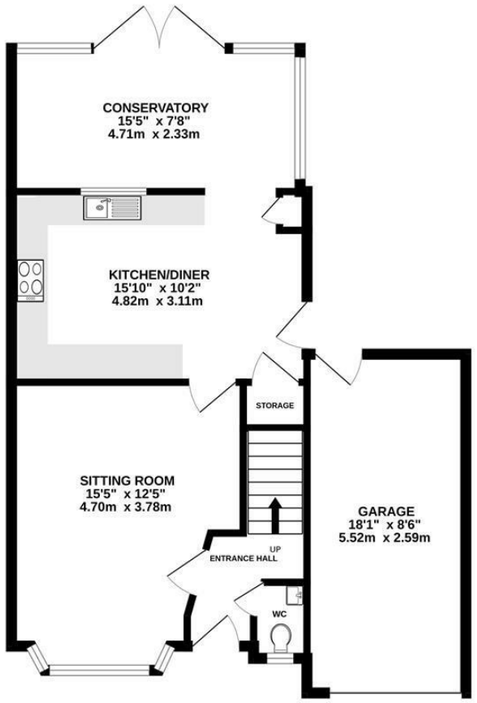
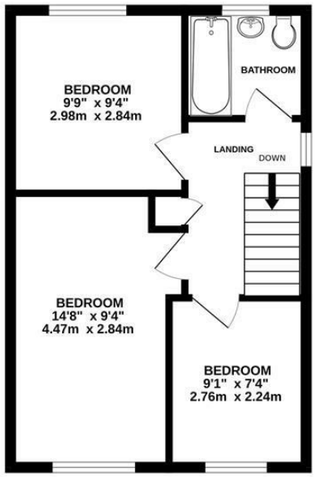
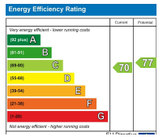
GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.

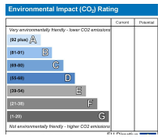


1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (98.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2026





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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.

17 The Saffrons, Burgess Hill, RH15 8TB

Guide Price £460,000 Freehold

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17 The Saffrons, Burgess Hill, RH15 8TB

* Three bedroom detached home

* Driveway & garage

* Modernised throughout with new kitchen, bathroom & conservatory

* Low maintenance garden

A well presented three-bedroom detached home, thoughtfully refurbished throughout by the current owners. Occupying a desirable corner plot, the property benefits from a wraparound garden designed to be enjoyed all year round, along with off-road parking to the front and a garage positioned to the side.

Situated in the popular cul-de-sac of The Saffrons, the home offers excellent convenience, with easy access to Burgess Hill town centre, the Triangle Leisure Centre, and both Burgess Hill and Wivelsfield mainline train stations. Road links to the A23 are also readily accessible, making this an ideal location for commuters and families alike. Being sold with complete chain in place.

Ground Floor

The ground floor is accessed via an entrance hall with doors leading to a downstairs cloakroom and the living room, with stairs rising to the first floor. The living room is a bright and flexible space, featuring a bay window with fitted shutters that enhances both privacy and natural light. From here, doors open to the rear leading to a modern kitchen/dining room, creating an excellent layout for everyday living and entertaining.

The kitchen/dining room is well appointed with ample worktop space and cabinetry, complemented by integrated appliances including an induction hob, double oven, fridge and freezer. Additional practical features include useful understairs storage, side access leading to the garage, and an opening into the conservatory to the rear. Constructed in 2023, the conservatory provides a versatile living space designed for year-round use as well as reflected glass for privacy. During the warmer months, sliding doors and French doors can be opened directly onto the rear garden, creating a seamless indoor-outdoor flow ideal for relaxing or entertaining.

First Floor

The first floor offers a landing with a side window allowing natural light, along with a useful linen cupboard and loft hatch access. Doors lead to all bedrooms and the family bathroom. The main bedroom is positioned to the front of the property and benefits from built-in wardrobes. The second bedroom is located to the rear, also featuring built-in wardrobes and enjoying views over the rear garden. The third bedroom is a well-proportioned single room, offering flexibility for use as a bedroom, home office, or nursery. The family bathroom has been fitted in recent years and comprises a modern white suite including a bath with shower over, WC, wash basin, and heated towel rail.

Further attributes

The property further benefits from gas central heating with a modern combination boiler fitted in 2021, uPVC double glazing throughout, and a newly installed consumer electrical unit, providing reassurance and peace of mind for prospective buyers.

Outside

To the front of the property is a garden mainly laid to lawn, with a storm porch leading to the front door. Driveway with access to the garage via an up-and-over door, along with a side gate providing access to the rear garden.

The garage benefits from both front and rear access and includes power and plumbing, which the current owners utilise for a washing machine and tumble dryer, making it a highly practical space in addition to storage.

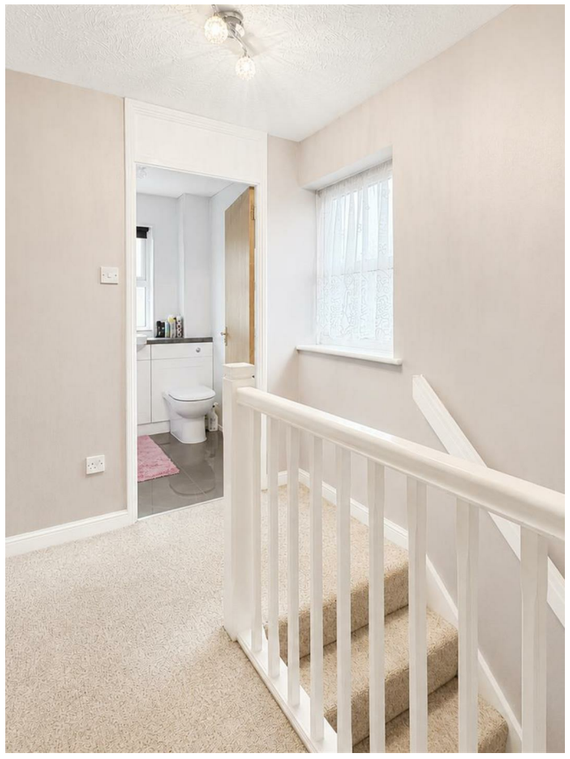
The rear garden has been designed to be low maintenance while offering multiple seating areas to enjoy both sun and shade throughout the day. A decked terrace wraps around the property, providing excellent outdoor living space, with a useful side area for storage and direct access to the garage. Steps lead up to a further raised terrace with a shed and additional seating area covered by a gazebo. An artificial lawn offers year-round ease of maintenance, while mature hedging to the side provides a good degree of privacy. The garden also benefits from an outside tap and exterior lighting.

Location

The property is tucked away in a quiet cul-de-sac of The Saffrons, a residential area located on the western outskirts of Burgess Hill. Its position offers a sense of privacy while still being conveniently close to key local amenities. The Triangle Leisure Centre is just a short distance away, providing a range of fitness and recreational facilities, and the nearby A23 offers quick and easy access for commuters travelling to Brighton, Gatwick, or London. This combination of tranquillity and connectivity makes the location ideal for both families and professionals alike.

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 (1.4 miles away) and Wivelsfield Station (1.2 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.

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

Finer Details. - Tenure: Freehold
Title Number: WSX112959
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed: Ultrafast up to 1800 Mbps