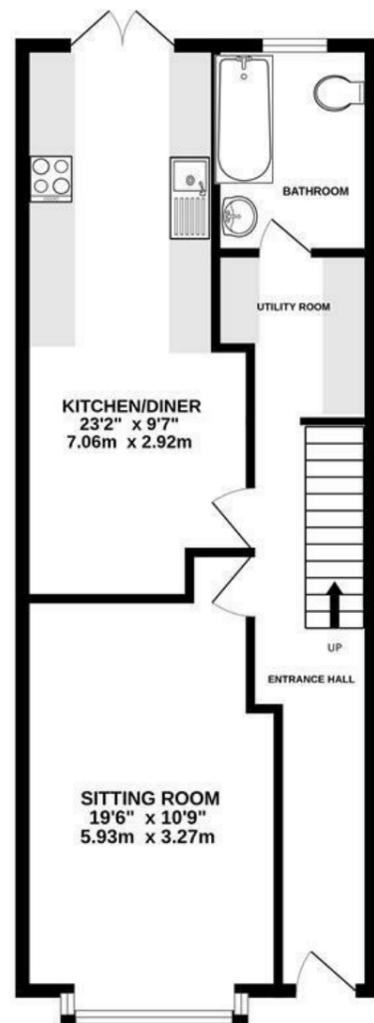
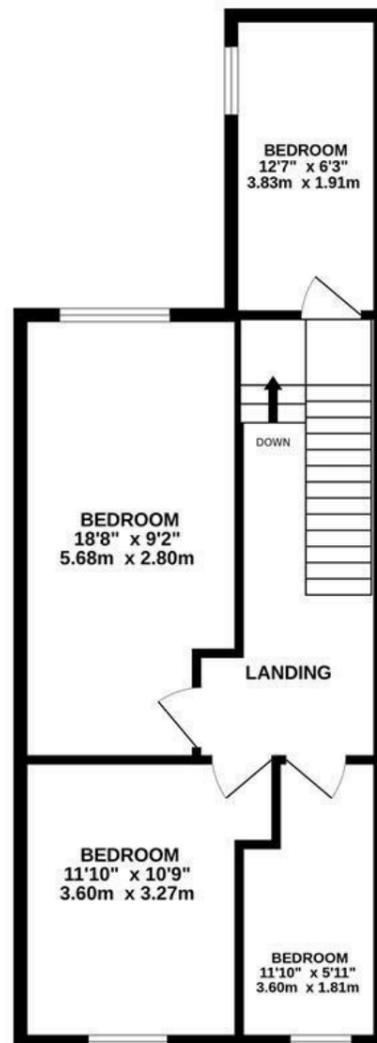


GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metroplan 52026

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least energy efficient - higher running costs	Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
A	G	A	G
B	F	B	F
C	E	C	E
D	D	D	D
E	C	E	E
F	B	F	F
G	A	G	G



35 Mill Road, Burgess Hill, RH15 8DY

Guide Price £400,000 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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35 Mill Road, Burgess Hill, RH15 8DY

- * Four bedroom terrace house
- * Rear garden
- * Recently fitted modern kitchen
- * Utility room
- * Part refurbished with new windows and electrics
- * Short walk of Burgess Hill Town Centre and Train Station

A spacious four-bedroom Victorian terraced home with a private garden, ideally situated within a short walk of Burgess Hill town centre and the mainline train station. Offering approximately 1,127 sq ft of accommodation, the property provides flexible and well-proportioned living space arranged over multiple floors. Retaining much of the charm associated with a period property, the home benefits from attractive features including high ceilings throughout, creating a bright and airy feel while offering excellent potential for modern family living.

Ground Floor

The ground floor comprises a welcoming entrance hall with doors leading to the sitting room, kitchen and utility room. The spacious sitting room is positioned to the front of the property and benefits from an attractive bay window, allowing plenty of natural light to fill the room.

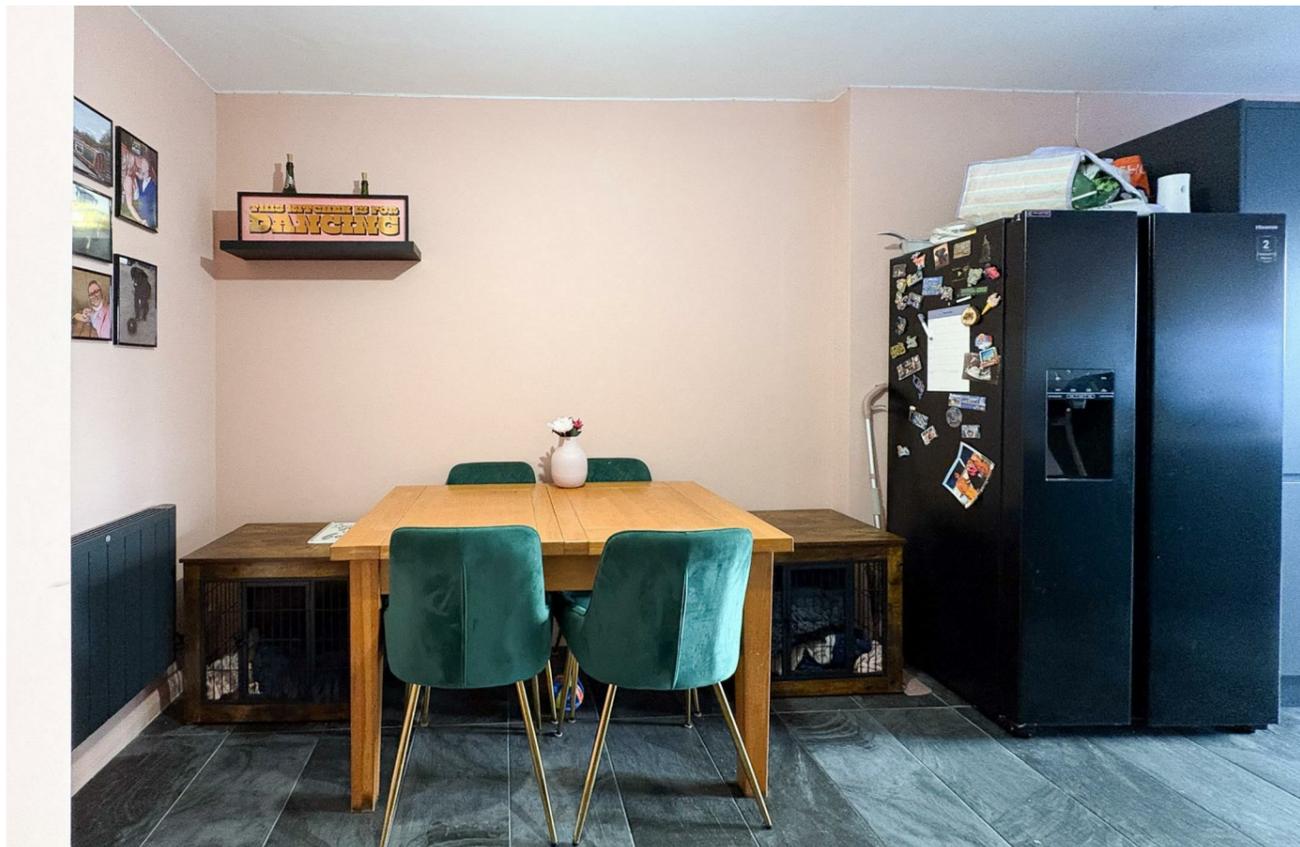
To the rear, the recently fitted kitchen features a contemporary design with ample worktop space and a range of cupboards, providing both style and practicality. There is sufficient space for a dining table, creating an ideal area for everyday family living or entertaining. Double doors open directly onto the rear garden, allowing for a pleasant connection between indoor and outdoor spaces.

A useful utility room provides space for a washing machine and tumble dryer, helping to keep the main living areas clutter-free. From here, a door leads to the bathroom, which is fitted with a white suite comprising a bath, WC and wash basin.

First Floor

The first floor comprises a spacious landing, accessed via a sweeping staircase, with doors leading to four bedrooms. The main bedroom is a particularly generous room measuring approximately 18'8" x 9'2", benefiting from fitted wardrobes and pleasant views overlooking the rear garden.

There are two further double bedrooms, one of which is positioned to the rear and is currently arranged as a dressing room, offering flexibility depending on a buyer's needs. In addition, there is a single bedroom, ideal for use as a child's room, home office, or study.



Further Attributes

Further information includes recent refurbishment work, ensuring the property is both modern and comfortable. Upgrades include uPVC double-glazed windows in a stylish anthracite finish, updated electrics, and new heating controls, all of which enhance the functionality and efficiency of the home while maintaining its period charm.

Outside

To the front, the property is approached via steps leading to a storm porch and a front garden mainly laid to lawn, creating an inviting entrance.

The rear benefits from a private east-facing garden designed for low-maintenance living, featuring a seating area, outside lighting, and external power points, with gated access to the rear. Additionally, the garden includes a large timber-frame workshop, offering versatile space that could be used as a home office, further storage, or a gym, providing both practicality and potential for flexible use.

Location

Mill Road is a well-connected residential road within easy walking distance of Burgess Hill mainline station – ideal for commuters travelling to London or Brighton. The town centre is just around the corner, with a great selection of shops, cafes and restaurants, including a Waitrose supermarket. The nearby Triangle Leisure Centre offers excellent fitness facilities, while the A23 and surrounding countryside are both within easy reach for those who enjoy outdoor pursuits.

The Finer Details

Tenure: Freehold

Title Number: SX87431

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed; Ultrafast (up to 1000mbps)

