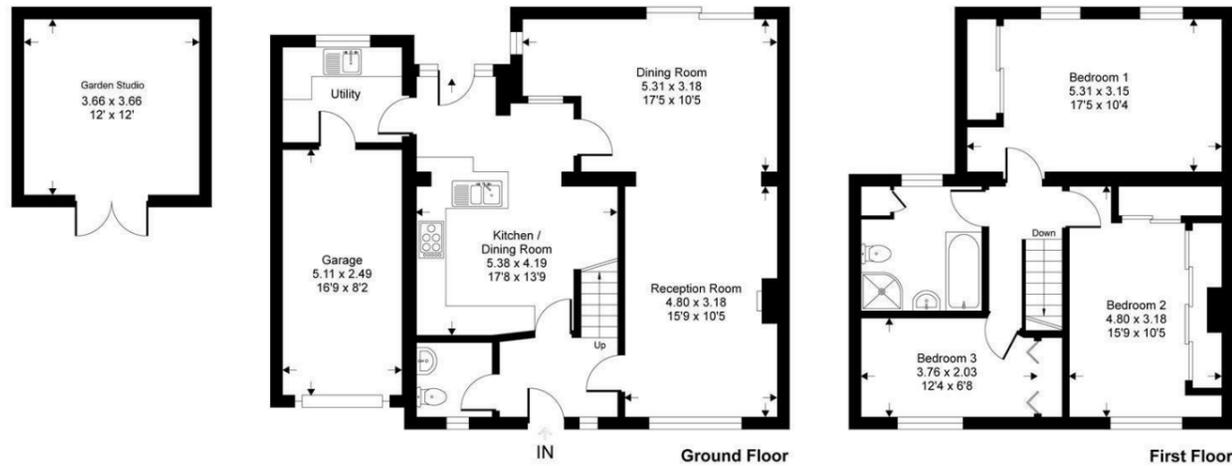
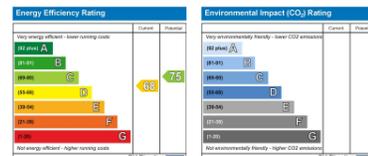


**Gladstone Road, RH15**

Approximate Gross Internal Area = 119.4 sq m / 1286 sq ft  
 Approximate Garage Internal Area = 12.7 sq m / 137 sq ft  
 Approximate Outbuilding Internal Area = 13.3 sq m / 144 sq ft  
 Approximate Total Internal Area = 145.4 sq m / 1567 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. PSP Homes



**8 Gladstone Road, Burgess Hill, RH15 0QQ**

**Offers Over £550,000 Freehold**

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## 8 Gladstone Road, Burgess Hill, RH15 0QQ

- \* Three bedroom 1930's detached home
- \* Approximately 1,567 sq ft
- \* Driveway & garage
- \* Private rear garden
- \* Garden studio
- \* Short walk of Wivelsfield train station

A charming and characterful three-bedroom detached 1930s home, thoughtfully extended by the current owners to provide flexible and well-proportioned accommodation totalling approximately 1,567 sq ft. This much-loved property offers a wonderful blend of period charm and practical modern living, featuring off-road parking for up to three vehicles, a garage, and a mature, private rear garden. Within the garden sits a substantial studio building, ideal for use as a home office, creative space, or hobby room.

Coming to the market for the first time in 44 years, this is a rare opportunity to acquire a home that has been carefully maintained and enjoyed for generations. Gladstone Road is quietly tucked away in a convenient position, yet remains within a short walk of Wivelsfield train station, making it an excellent choice for commuters.

### Ground Floor

The ground floor comprises a welcoming entrance hall with doors leading to the downstairs cloakroom, kitchen and living room.

The living room is a particularly charming space, centred around a wood-burning stove which creates a cosy focal point. The room opens to the rear in an L-shape, providing a clearly defined dining area with sliding doors that overlook and open onto the rear garden. Internal doors also connect conveniently through to the kitchen, creating a practical flow for everyday living and entertaining.

The kitchen is well-appointed and offers a generous range of storage cupboards complemented by granite worktops, a breakfast bar and a range cooker. From here there is access out to the rear garden as well as a door leading through to the utility room.

The utility room provides additional practical space with the boiler, wash basin and space and plumbing for a washing machine. An internal door from the utility room leads directly into the garage.

### First Floor

The first floor comprises a landing with loft hatch access and doors leading to the bedrooms and family bathroom. All three bedrooms are well-proportioned doubles. The main bedroom is positioned to the rear of the property, enjoying pleasant views across the garden and benefitting from built-in wardrobes. Bedrooms two and three are located at the front of the house and are both well-appointed rooms, each also featuring built-in wardrobes. The family bathroom has been fitted with a modern suite comprising a bath, separate shower unit with digital control settings, WC and wash basin.



### Outside

Outside, the property is approached via a private driveway providing off-road parking, with a storm porch leading to the front door. A mature hedge offers a good degree of privacy from the road, while well-stocked planting beds provide an attractive display of established flowers and shrubs. Wisteria climbs the front of the house, adding further character and charm, and a side gate provides convenient access through to the rear garden.

The rear garden is a particular feature of the property, beginning with a generous terrace immediately adjoining the house, ideal for outdoor dining and leads to a large shed. The garden has been thoughtfully arranged with a zoned design, including a lawned area, raised beds to the side and a more natural woodland-style section to the rear, which could also lend itself well to use as a vegetable garden and benefits from a greenhouse. A range of mature shrubs and trees including cherry and apple tree.

A pathway leads through the garden to a substantial garden studio, currently used as home offices, measuring approximately 12' x 12'. The studio benefits from an electricity supply and WiFi connection, making it an ideal space for home working, creative pursuits or hobbies.

### Further Attributes

Gas central heating and uPVC double glazing throughout.

### Location

Gladstone Road is located within a short walk of Wivelsfield main line station and the 'Worlds End' area provides an array of shops including convenience store, fish and chip shop, barbers, hairdressers, newsagents and dog groomers. For more extensive shopping Burgess Hill offers a choice of three supermarkets in the form of Waitrose, Tesco and Lidl. Janes Lane Recreation Ground is also nearby with football pitches and a playpark. By car, the A23(M) lies 4.5 miles west at Hickstead and provides swift links to the M23/M25 motorway network.

Burgess Hill is ideally positioned for those who enjoy the outdoors, being surrounded by beautiful countryside and picturesque Sussex villages such as Ditchling and Hurstpierpoint. The town is also exceptionally well-served by road and rail, with direct connections to London, Brighton, Gatwick Airport, Lewes, and Haywards Heath, making Larkspur Drive an ideal location for both town and country living.

### The Finer Details

Tenure: Freehold

Title Number: WSX3405

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast up to 1800

