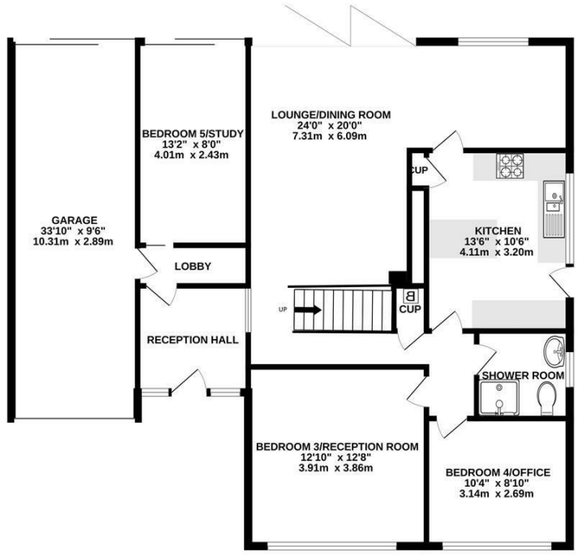
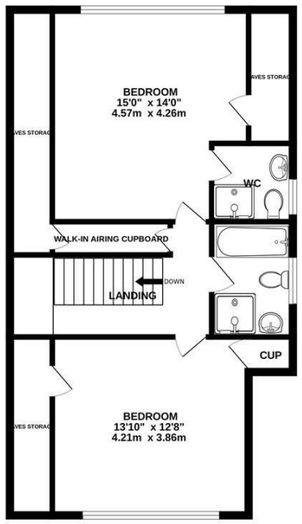
GROUND FLOOR
1257 sq.ft. (116.8 sq.m.) approx.

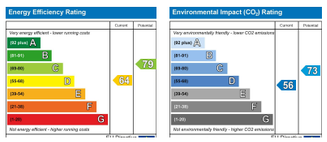


1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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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.







11 Manor Road, Burgess Hill, West Sussex, RH15 0NP

Guide Price £685,000 Freehold

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11 Manor Road, Burgess Hill, West Sussex, RH15 0NP

What We Like.

* Meticulously presented house, light and spacious throughout.

* Flexible accommodation offering multigenerational living space.

* Attractive good size landscaped rear garden.

* Large driveway leading to the tandem length garage.

* Recently refitted high specification kitchen and bathrooms.

* Convenient position with views over playing fields

The Property.
A fine family home, meticulously presented by the current owners, who have enhanced and modernised the property to an exceptional standard throughout. This house is particularly spacious, offering highly flexible accommodation, and is currently arranged to include an annexe area, making it ideal for intergenerational living if desired. Highlights include a generous L-shaped living room, beautifully refitted kitchen and bathrooms, and large double bedrooms. Outside, the good-sized and private rear garden is a notable feature, while to the front a large driveway provides off-road parking for numerous vehicles and leads to the tandem-length garage. Manor Road is just moments from Wivelsfield main line station, local shops, and a school.

Accommodation.
On the ground floor, the beautifully presented accommodation comprises an entrance hallway leading through to the reception hall with its impressive staircase rising to the first floor. There is a light, spacious living room featuring bifold doors that open onto the attractive rear garden. Off the living room is the superb kitchen, refitted in 2025, which offers a comprehensive range of wall and floor units complemented by quality worksurfaces and integrated appliances. A door also provides access to the side and rear garden. A study/office enjoys patio doors to the rear garden, creating an ideal space for working from home, though it could equally serve as a very practical bedroom. The remainder of the ground floor is currently arranged as an annexe area comprising a living room, double bedroom, and shower room.
The first floor provides two large double bedrooms. The main bedroom features fitted furniture, eaves storage, air conditioning, and a modern en-suite, while bedroom two includes a deep wardrobe cupboard, eaves storage, and enjoys views over the playing fields. Both bedrooms are served by a luxurious bathroom suite, refitted in 2026.



Gardens and Parking.
Outside, a standout feature is the stunning rear garden, beautifully arranged with areas of level lawn and a porcelain-tiled terrace, all enhanced by well-established beds and borders filled with an impressive variety of mature plants, shrubs, and trees. Towards the end of the garden is an additional paved pergola area, creating a charming spot for outdoor dining or relaxation. A gated pathway provides secure access to the front.
To the front is a further area of lawned garden alongside a wide driveway offering generous off-road parking for several vehicles, leading to the attached tandem-length garage. The garage features an automatic roller door, power, and lighting, as well as a sliding double-glazed door opening onto the rear garden.

Location.
This fine property in Manor Road is a moments walk from Wivelsfield main line station, local shops and a school. There is easy access to town centre with its wide variety of facilities including a Waitrose supermarket and Burgess Hill main line railway station whilst the Triangle Leisure Centre and the A23 link road are within striking distance. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.

Further Attributes.
The property enjoys many additional features including modern gas heating and double glazing throughout.

Finer Details
Tenure: Freehold
Title Number: WSX12250
Local Authority: Mid Sussex District Council
Council Tax Band: F
Available Broadband Speed: Ultrafast (up to 1000mbps)









