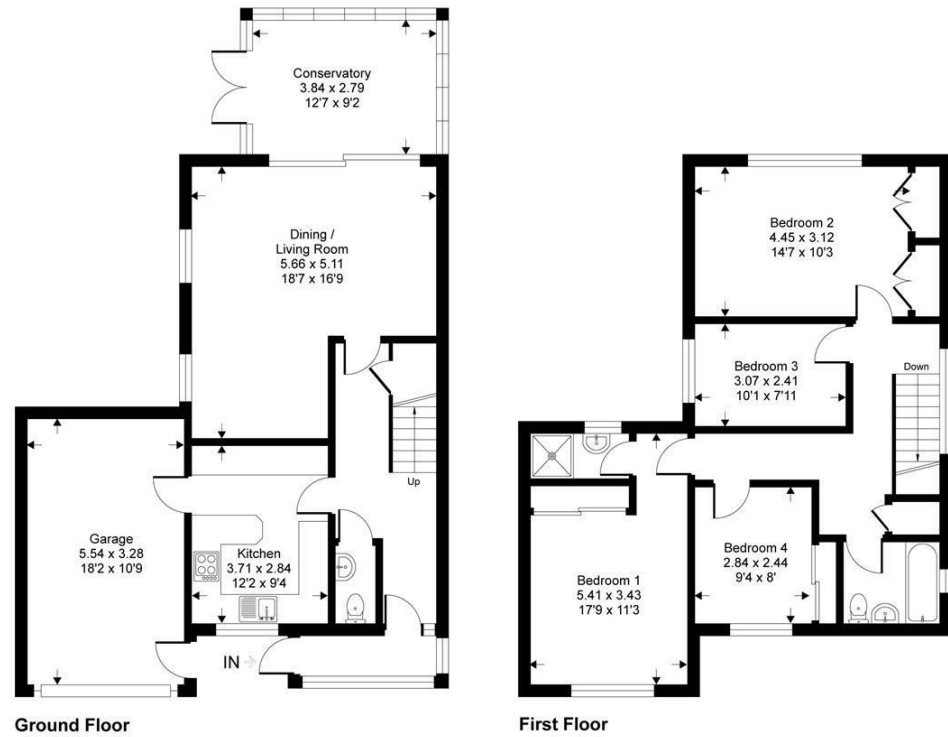
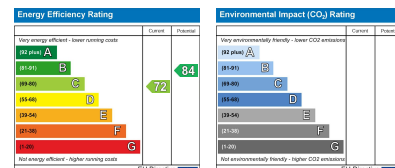


**Merrilees, RH15 0HU**

Approximate Gross Internal Area = 129.7 sq m / 1397 sq ft  
 Approximate Garage Internal Area = 18.1 sq m / 195 sq ft  
 Approximate Total Internal Area = 147.8 sq m / 1592 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



**Merrilees Oakwood Road, Burgess Hill, RH15 0HU**

**Guide Price £650,000 Freehold**

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## Merrilees Oakwood Road, Burgess Hill, RH15 0HU

- \* Spacious four bedroom detached home
- \* Driveway and garage
- \* Dual aspect living room & conservatory
- \* Family bathroom, en-suite shower room & downstairs cloakroom
- \* Mature private gardens
- \* Desirable location, within short walk of Burgess Hill mainline train station

A spacious four-bedroom detached family home measuring approximately 1,397 sq ft, offering versatile accommodation with an abundance of natural light and neutral décor throughout.

Occupying a prime position on Oakwood Road—a highly desirable residential address lined with mature trees and benefitting from no through traffic—this property enjoys a wonderfully peaceful setting. Further features include off-road parking, a large garage, and a private landscaped rear garden. Perfectly positioned for both families and commuters, Burgess Hill mainline station and the town centre are within easy walking distance.

### The Ground Floor

The property is entered via a porch, opening into a welcoming entrance hall with attractive parquet flooring and excellent natural light. From here, there is access to a downstairs cloakroom and a useful understairs storage cupboard, with doors leading through to the kitchen and main reception room. The modern kitchen is well-equipped with a comprehensive range of storage cupboards and generous worktop space including breakfast bar enjoying a pleasant outlook over the front garden and direct access to the garage for added convenience.

The heart of the home is the spacious dual-aspect living/dining room, which continues the rich parquet flooring and offers a versatile space for both family living and entertaining. Measuring approximately 18'7" x 16'9", this room benefits from delightful views across the rear garden, with doors opening into a large conservatory. The conservatory provides an additional reception area, flooded with natural light, and enjoys direct views over the mature landscaped garden.

### The First Floor

A staircase set beneath a large feature window floods the space with natural light and leads to a landing with loft access and a linen cupboard. From here, doors open to four well-proportioned bedrooms and the family bathroom.

The main bedroom enjoys a pleasant outlook to the front across mature trees and benefits from its own en-suite shower room. The second bedroom is a generous double, overlooking the rear garden and complete with built-in wardrobes. Both the third and fourth bedrooms are also good-sized doubles, with bedroom three further enhanced by built-in wardrobes. The family bathroom is fitted with a clean white suite, including a bath with shower over, WC, and wash basin, providing both practicality and comfort.

### Further Attributes

Neutrally decorated with lots of natural light, internal oak veneer doors throughout, with gas central heating (new boiler fitted early 2025) and uPVC double glazing throughout.



### Parking and Garage

To the front, the property is approached via a private driveway, providing off-road parking for several vehicles and giving access to the garage. The garage was thoughtfully added by the current owners with caravan or larger vehicle parking in mind. It features extra-high ceilings and measures approximately 18'2" in length, with up-and-over doors to both the front and rear—allowing for drive-through access. In addition, the garage benefits from internal access to the kitchen and a further rear door leading directly to the garden, making it both practical and versatile.

### Outside

To the front, the property is set behind a mature garden, featuring a neatly maintained lawn area, a variety of established shrubs and flowering plants, and mature hedging with slatted fencing providing an excellent degree of privacy. A driveway leads to the garage and offers ample off-road parking.

The rear garden is a real highlight—an impressive, mature, and beautifully landscaped space. A paved terrace adjoins the conservatory, perfect for outdoor dining and entertaining, and continues around to the rear of the garage, where a greenhouse is located. The main garden is laid to lawn and bordered by well-stocked beds filled with an array of flowers, shrubs, and mature trees, creating a private, tranquil setting that can be enjoyed throughout the seasons.

### Location

Oakwood Road is a private road that sits just off Junction Road in a prime location for Burgess Hill's mainline station and the town centre. From the front door you can be on the station platform in ten minutes, making this a prime spot for a commuter. The station provides fast, regular services to London (Victoria/London Bridge in 53 mins, St Pancras 1hr16m), Gatwick Airport (20 mins) and Brighton (13 mins). The town centre with Waitrose is also within walking distance. By car, the A23(M) is just over four miles east and provides swift links to the M23 and M25 motorway network.

### The Finer Details

Tenure: Freehold

Title Number: SX104720

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Superfast up to 80 Mbps

Private road charge: Approximately £55 per annum

