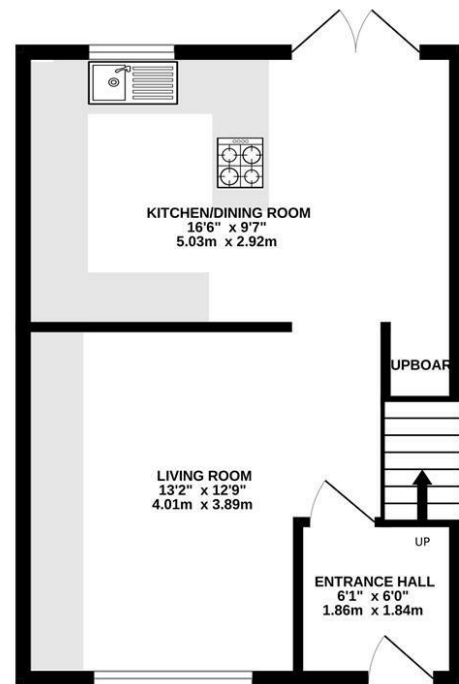
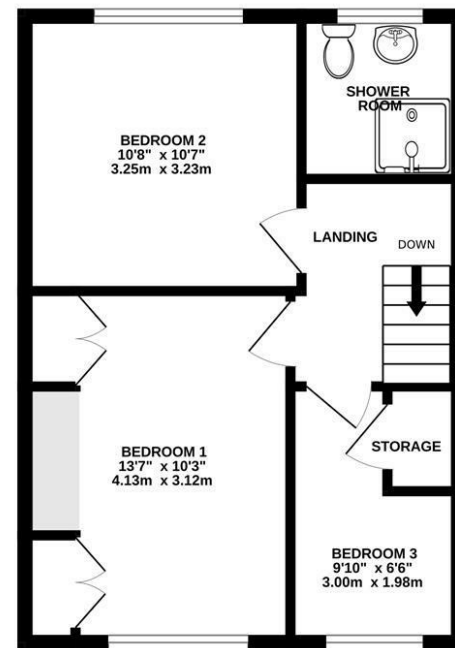


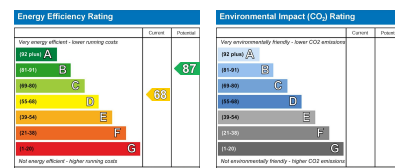
GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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71 Orchard Road, Burgess Hill, RH15 9PH

Price £400,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
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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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71 Orchard Road, Burgess Hill, RH15 9PH

What We Like.

- * Fine refitted kitchen/dining room.
- * Three good size bedrooms.
- * West facing rear garden.
- * Quiet residential position.
- * Easy access to all of Burgess Hill's facilities.

The Property.

A light and spacious three-bedroom semi-detached home set within a small, quiet close off the ever-popular Orchard Road. The property has been thoughtfully updated and modernised by the current owners, creating a stylish and comfortable living environment.

A key feature is the reconfigured ground-floor layout, showcasing a beautifully refitted kitchen/dining room that spans the full width of the rear of the house and opens directly onto the secluded rear garden—an ideal space for everyday living and entertaining.

Orchard Road offers excellent connectivity to Burgess Hill's comprehensive range of shops, amenities, schools, and transport links, making this an attractive and convenient location.

The Accommodation.

The generously proportioned accommodation has been thoughtfully arranged to create an inviting and practical layout. On the ground floor, the entrance hall features attractive panelling and a staircase rising to the first floor. The spacious living room includes a full-width fitted shelving unit, while the impressive kitchen/dining room offers patio doors opening directly onto the rear garden. The kitchen is equipped with an extensive range of wall and base units, complemented by quality worksurfaces and integrated appliances, and the dining area provides ample space for a large table and chairs. Parquet-style flooring runs throughout the ground floor, adding warmth and character.

Upstairs, the main bedroom benefits from a full-width fitted storage unit offering generous wardrobe and cupboard space. Two further well-proportioned bedrooms are served by a shower room, completing the first-floor accommodation.

Gardens and Parking

The present owners have created a hardstanding driveway to the front, providing off-road parking for two vehicles. A shared driveway to the side leads to a single garage, offering additional storage or parking options. To the rear, the property enjoys an enclosed west-facing garden featuring areas of lawn and a paved patio—an ideal space for outdoor dining and afternoon sun.



Location.

Orchard Road is a well-established residential road just off Royal George Road, right in the heart of Burgess Hill. Its position is exceptionally convenient, placing you within easy reach of several popular schools including Gattons Infant School, Southway Primary School and the highly regarded St Paul's Catholic College (11–18 years).

For everyday essentials, a Tesco Express and Day Lewis Pharmacy sit close by at the top of Gatehouse Lane. For a wider choice, Burgess Hill offers three major supermarkets—Waitrose, Tesco and Lidl—with the town centre around a 10–15 minute walk from the property.

St John's Park is also within a 10-minute stroll, providing a generous open space with a children's play area, skate park and regular summer cricket matches. The 17th-century Woolpack gastropub is similarly close and is well known for its inviting beer garden and excellent Sunday roast.

For commuters, Burgess Hill benefits from two mainline railway stations. Burgess Hill Station is approximately one mile away and offers regular services to London Victoria and London Bridge (around 50 minutes), as well as Gatwick Airport and Brighton.

Further Attributes.

Although the property requires some further modernisation it benefits from a modern gas fired central heating (new boiler February 2025) and double glazing

The Finer Details

Tenure: Freehold

Title Number: SX47989

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast (up to 1000mbps)

We believe the above information to be accurate but recommend intending purchasers check the details personally before exchange of contracts.

