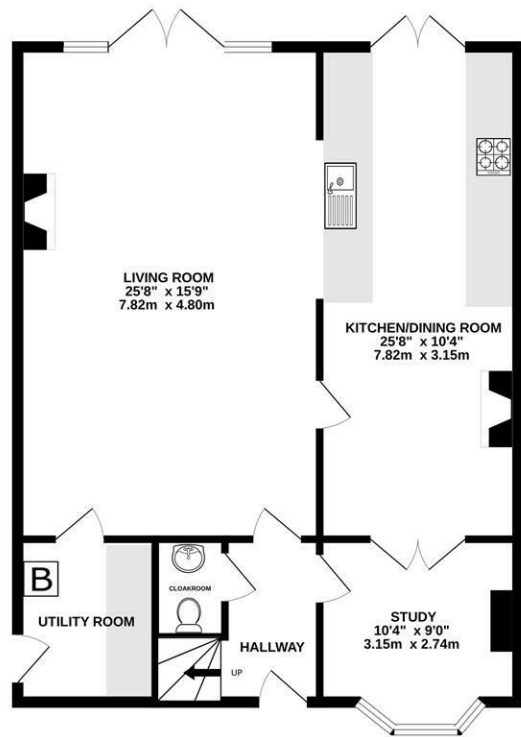
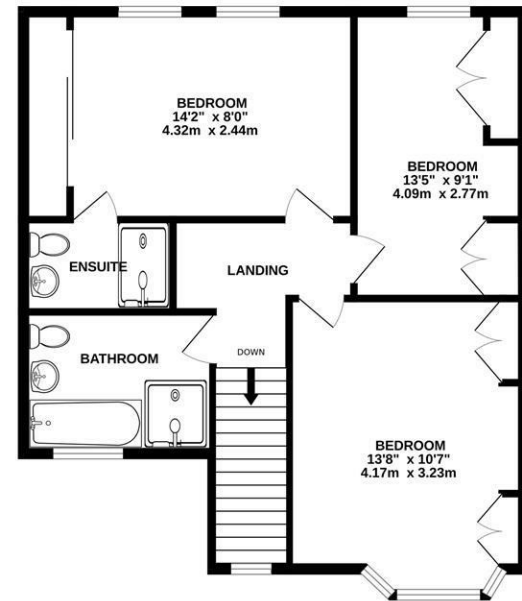


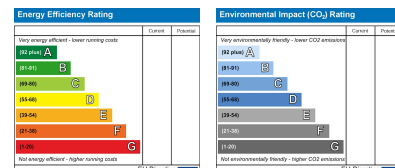
GROUND FLOOR
881 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.4 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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44 Crescent Road, Burgess Hill, West Sussex, RH15 8EG

Price £599,950 Freehold

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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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44 Crescent Road, Burgess Hill, West Sussex, RH15 8EG

What we like.

- * Stunning, extended accommodation.
- * Meticulous presentation throughout.
- * Attractive, sunny south facing rear garden.
- * Large private driveway.
- * Easy level walk to town centre and main line station.
- * Fine mix of period features and contemporary style.

The Property.

Being within a short walk of both the town centre and the mainline station, this fine bay-fronted pre-war semi-detached house occupies a highly desirable position on Crescent Road. Offered to the market for the first time since 1999, the property has been extended on the ground floor and now provides a perfectly balanced blend of inherent period features and contemporary style.

Highlights include a stunning living room featuring an attractive fireplace and patio doors opening onto the south-facing rear garden, along with a generously proportioned kitchen/dining room and three large double bedrooms. Outside, the south-facing rear garden is a particular feature, offering an excellent space for relaxation and entertaining, while to the front there is a wide private driveway providing off-road parking for three to four vehicles.

Crescent Road offers easy access to all of Burgess Hill's comprehensive facilities and is widely regarded as one of the town's prime residential roads.

Accommodation.

The present owners have skilfully extended and completely renovated the property since taking ownership in 1999, and as a result the accommodation is light, spacious and meticulously presented throughout. On the ground floor, the entrance hall includes a contemporary downstairs cloakroom and a staircase rising to the first floor. From here, you enter the spacious and comfortable living room, which is a particular highlight of the ground floor. This room features an attractive fireplace as a central focal point and double patio doors opening onto the sunny rear garden.

Adjoining the living room is the impressive kitchen/dining room. The kitchen is fitted with a comprehensive range of modern units, complemented by integrated appliances and ample worksurfaces, while further double patio doors provide access to the rear garden. The dining area offers generous space for a large table and chairs and includes a charming period fireplace. Both principal rooms benefit from skylights that flood the space with natural light. Beyond these rooms are a bay-fronted study/office and a useful utility room fitted with matching units, space and services for appliances, and a side door giving gated access to both the front and rear of the property.

The first floor provides three spacious double bedrooms, all with built-in or fitted wardrobes. The main bedroom enjoys a modern en-suite shower room, while the family bathroom is fitted with a stylish contemporary suite.



Gardens and Parking.

The south facing rear garden is a striking feature having areas of level lawn and extended contemporary patio relieved by beds and borders stocked with mature plants, shrubs and trees. There is an oak framed pergola attached to the rear of the property as well as a summerhouse towards the end of the garden connected with power. A gated pathway to one side leads to the front. At the front is a wide block paved driveway affording off road parking for three to four vehicles. There are double doors leading to a useful storage room forming part of the original garage.

Location.

The property is situated on Crescent Road considered to be one of the premier residential locations within Burgess Hill. Both the town centre and main line station are within a comfortable walk. Excellent private and state schools are easily accessible. The A23 link road and Triangle Leisure Centre are approximately one mile distant. 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 provides many fine features including quality fitted carpets, oak engineered flooring, double glazing and modern central heating.

Finer Details

Tenure: Freehold

Title Number: WSX237893

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast (up to 1000 mbps)

