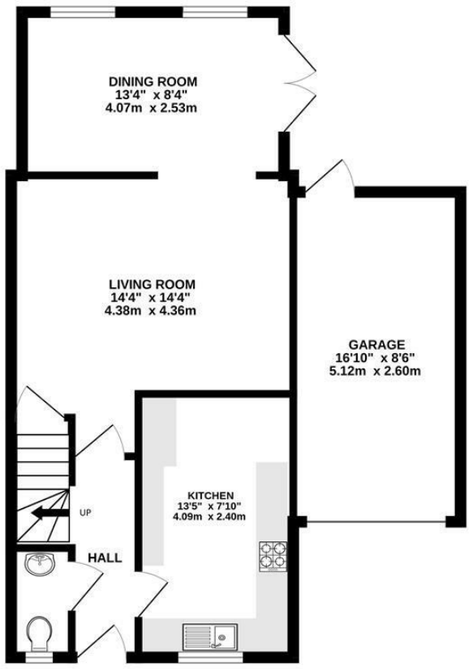
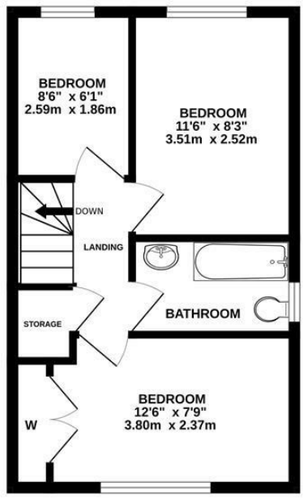
GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

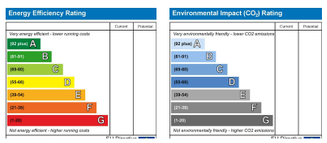


1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 sq.m.) approx.

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







4 Mocatta Way, Burgess Hill, West Sussex, RH15 8UR

Offers Over £395,000 Freehold

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4 Mocatta Way, Burgess Hill, West Sussex, RH15 8UR

Extended three bedroom end of terrace home

Driveway & Garage

Private rear garden

Neutrally decorated & turnkey ready

Potential to convert the loft, with planning permission granted

Short walk of St Paul's College & Triangle Leisure Centre

A very well presented and thoughtfully extended three-bedroom end-of-terrace home, ideally positioned in a quiet setting, on the western outskirts of Burgess Hill. The property benefits from off-road parking, a garage, and a private rear garden, making it an excellent choice for families and professionals alike.

The accommodation is finished in a tasteful, neutral colour scheme throughout, creating a bright and welcoming environment that is truly turnkey ready for its next owner. The ground floor has been extended to the rear, enhancing the living space, while a stylish refitted kitchen—updated in recent years—adds a contemporary touch.

Further potential exists to increase further, with planning permission already granted early 2026 (planning ref DM/25/3282) for a loft conversion, offering an exciting opportunity to create additional bedroom or office space if desired.

Ground Floor
The ground floor is accessed via a welcoming entrance hall, providing a central point with doors leading to the kitchen, living room, and a convenient downstairs cloakroom.
The kitchen has been refitted in recent years in a clean, modern style, offering a range of contemporary units complemented by integrated appliances and a practical breakfast bar—ideal for both everyday living and informal dining.

To the rear, the living room provides a comfortable and versatile space to relax, complete with a useful understairs storage cupboard. This area flows seamlessly into the extended part of the home, currently arranged as a dining room. Enjoying a pleasant outlook over the rear garden, this bright and airy space benefits from a skylight allowing natural light to pour in, as well as double doors providing direct access to the rear garden and rear access to the garage, adding to the practicality of the layout.

First Floor
The first floor comprises a central landing with a useful linen cupboard and doors leading to all principal rooms, including three bedrooms and the family bathroom.

The main bedroom is positioned to the front of the property and benefits from built-in wardrobes, providing excellent storage. Bedroom two is a well-proportioned double room overlooking the rear garden, while the third bedroom is a generous single, ideal as a child's room, home office, or guest space.

The family bathroom is fitted with a classic white suite, comprising a bath with shower over, WC, and wash hand basin, all presented in a clean and functional style.

Further Attributes
Further benefits of the property include neutral decoration throughout, creating a bright and cohesive feel, along with gas central heating and uPVC double glazing for comfort and efficiency.

In addition, the property offers excellent future potential, with planning permission already granted for a loft conversion (further details available upon request), providing scope to create additional living space tailored to a buyer's needs.



Outside
To the front, there is a neatly maintained garden with a lawn area and pathway leading to the front door, alongside off-road parking and access to the garage via an up-and-over door. The garage is equipped with power and lighting, and also benefits from additional storage within the roof space.

The rear garden offers a good degree of privacy and is ideal for both relaxing and entertaining. A generous terrace area provides the perfect spot for outdoor dining, with direct access from the dining room as well as a convenient door into the garage. Beyond this, there is a well-kept lawn area, completing this attractive and functional outdoor space.

Location
Mocatta Way is positioned on the western outskirts of Burgess Hill. This peaceful location is particularly well placed for families, offering easy access to a range of highly regarded primary and secondary schools, including the popular St Paul's Catholic College. The Triangle Leisure Centre is close by, and the A23 is easily accessible, making this an ideal spot for both local and commuter travel.

Burgess Hill town centre offers a wide variety of amenities, including a Waitrose supermarket, independent shops, cafés, restaurants, and further leisure facilities. For commuters, the property enjoys excellent transport links, with Burgess Hill Station approximately 1.6 miles away, providing regular direct services to London Victoria and London Bridge in around 50 minutes, as well as convenient connections to Gatwick Airport and Brighton.

Surrounded by stunning countryside and picturesque villages including Hassocks and Ditchling, the area offers a perfect balance of semi-rural charm and modern convenience.

The Finer Details
Tenure: Freehold
Title Number: WSX204347
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Ultrafast up to 1800 Mbps

In accordance with the Provisions of the Estate Agents Act 1979, we confirm that the vendor is a family relative of a PSP Homes Burgess Hill employee.











