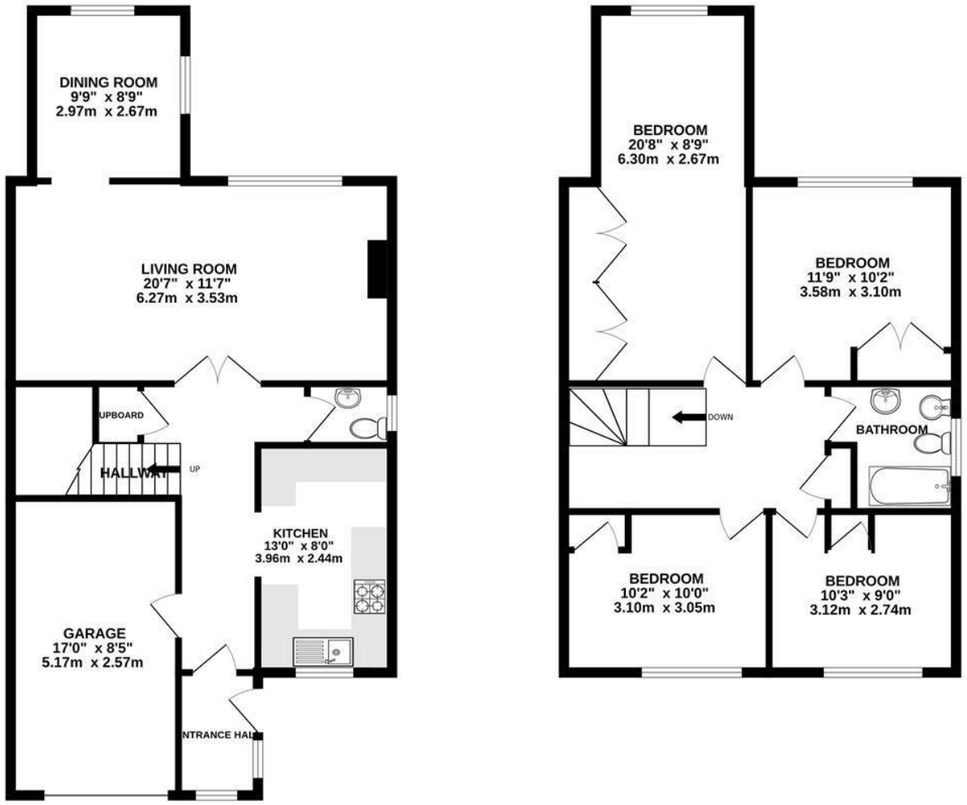
GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx.

1ST FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 sq.m.) approx.

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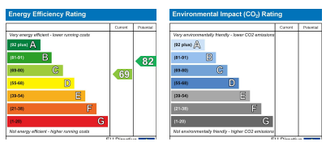

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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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.

36 Valebridge Drive, Burgess Hill, West Sussex, RH15 0RW

Guide Price £435,000 Freehold

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36 Valebridge Drive, Burgess Hill, West Sussex, RH15 0RW

- Spacious four-bedroom semi-detached home
- Scope to modernise
- Living/dining room
- Private driveway and garage
- Front and rear garden
- Walking distance of Wivelsfield Station

An impressively spacious four double bedroom semi-detached home, substantially enlarged by way of a double storey rear extension. Coming to the market for the first time in over 50 years, this well maintained family home offers excellent scope for updating and modernisation, creating a rare opportunity to create a bespoke home in a peaceful yet highly convenient location.

Positioned towards the end of a quiet residential close, the property is within easy reach of Wivelsfield mainline railway station, local shops and a nearby school. Particular features include a spacious living room opening into the dining room, a well-proportioned kitchen and four generous double bedrooms.

The Ground Floor

The thoughtfully arranged accommodation begins with an enclosed entrance porch leading into a spacious reception hall with stairs rising to the first floor and doors providing access to the garage, living room, downstairs cloakroom and kitchen. The kitchen benefits from a side access door, whilst the generous lounge/family room opens through an archway into the extended dining room, creating an excellent layout for both everyday family living and entertaining.

The First Floor

The first floor is approached via a staircase leading to a spacious landing, featuring a useful linen cupboard and loft access, with doors opening to all four well-proportioned bedrooms and the family bathroom.

The generous bedroom accommodation provides excellent flexibility for growing families, home working or guest accommodation, with each room benefiting from built-in wardrobes offering ample storage throughout.

The family bathroom is well proportioned and fitted with a bath, WC, bidet and wash basin, providing excellent potential for updating and personalisation to suit individual tastes and requirements.

Further Attributes

Benefits include gas fired central heating, with the boiler replaced in 2015 and located within the kitchen, together with double glazed windows throughout.

Outside

The property is approached via a private driveway providing generous off-road parking and leading to the semi-integral garage, complemented by an adjoining area of lawn enhancing the front aspect. Gated side access leads through to the approximately 40’ x 25’ west-facing rear garden, designed with ease of maintenance in mind, the garden is laid predominantly to patio, creating an excellent space for outdoor dining and entertaining, complemented by established flower and shrub borders and a timber shed providing useful outside storage.

Location

Situated towards the end of this quiet residential close, the property enjoys a convenient position within a short walk of Wivelsfield mainline railway station and local shops. Burgess Hill town centre is easily accessible and offers an excellent range of amenities including a Waitrose supermarket, independent shops, cafés and Burgess Hill mainline railway station. The Triangle Leisure Centre and the A23/M23 link road are also within easy reach, providing excellent commuter connections. The area is surrounded by attractive countryside and picturesque Sussex villages, whilst superb road and rail links offer convenient access to London, Brighton, Gatwick Airport, Lewes and Haywards Heath.

The Finer Details
Tenure: Freehold
Title Number: WSX857
Local Authority: Mid Sussex District Council
Council Tax Band: E
Broadband: Ultrafast up to 1800 mbps