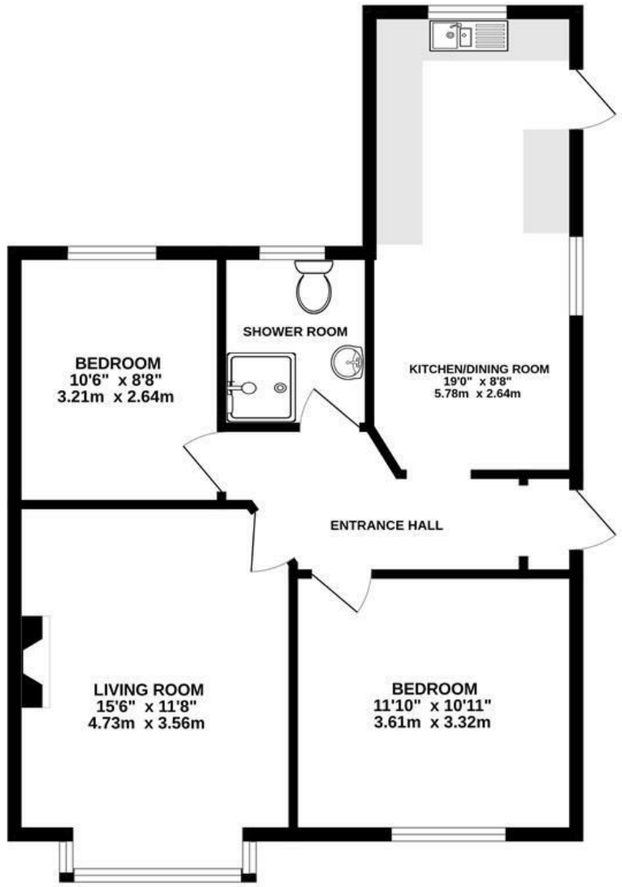
GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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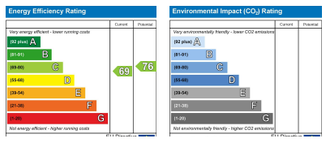

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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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.

18 Potters Lane, Burgess Hill, RH15 9HY

Guide Price £375,000 Freehold

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18 Potters Lane, Burgess Hill, RH15 9HY

* Two-bedroom semi-detached bungalow

* Spacious kitchen/dining room

* Off road parking & private west-facing garden

* Walking distance of Burgess Hill train station

* Scope to modernise or exdend (STPP)

* No onward chain

A spacious two-bedroom semi-detached bungalow, ideally located on the sought-after and convenient Potters Lane in Burgess Hill. The property offers flexible accommodation throughout, featuring a comfortable main sitting room, kitchen/dining room, two bedrooms and a modern shower room, with off road parking and mature rear garden. The property also offers potential with scope to modernise and for further development, with scope to extend or convert the loft (subject to the necessary planning permissions), making it a fantastic opportunity for those looking to add space or value. Being sold with no onward chain.

The Accommodation
The bungalow comprises a welcoming entrance hall with doors leading to the kitchen/dining room, sitting room, two bedrooms and shower room.

A particular feature of the property is the spacious dual-aspect kitchen/dining room, offering a bright and versatile space for everyday living and entertaining. Enjoying pleasant views over the garden, the room benefits from direct side access and is fitted with an excellent range of worktop space and storage cupboards, providing both practicality and functionality. The sitting room offers a warm and inviting atmosphere, enhanced by a charming bay window that allows for plenty of natural light and creates an ideal space for relaxation. The principal bedroom is a generously sized double room featuring built-in wardrobes, while the second bedroom is positioned to the rear of the property and enjoys an attractive outlook across the garden, making it suitable as a guest bedroom, dining room or home office if required. Completing the accommodation is the shower room, fitted with a white suite comprising a shower enclosure, wash hand basin and WC.

Further Attributes
Gas central heating, uPVC double glazing throughout and being sold with no onward chain.

Outside
To the front of the property is an attractive area of lawn complemented by a mature tree and established shrubs, providing a good degree of privacy and enhancing the property's kerb appeal. A brick-paved driveway offers off-road parking for two to three vehicles and leads to the front entrance, while a gated side access provides convenient access to the rear garden.

The rear garden enjoys a desirable westerly aspect, making it an excellent space to enjoy the afternoon and evening sun. Predominantly laid to lawn, the garden also features a generous paved terrace ideal for outdoor dining and entertaining. A timber-framed shed provides useful storage, while mature evergreen shrubs border the garden, creating a pleasant and private outdoor setting.

Location
Potters Lane is conveniently situated in Burgess Hill, offering a short walk to the town centre and the mainline train station. This well-connected location ensures that everyday amenities and transport links are all within close reach. Burgess Hill town centre provides a comprehensive selection of facilities, including a Waitrose supermarket, independent shops, tap rooms, restaurants, cafés, and leisure options such as The Triangle Leisure Centre. Ideal for commuters, the property benefits from excellent transport connections. Burgess Hill Station is located approximately 0.5 miles away and offers regular direct services to London Victoria and London Bridge in around 50 minutes, along with convenient links 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: SX21261
Local Authority: Mid Sussex District Council
Council Tax Band: D
Broadband: Ultrafast up to 1,000 Mbps