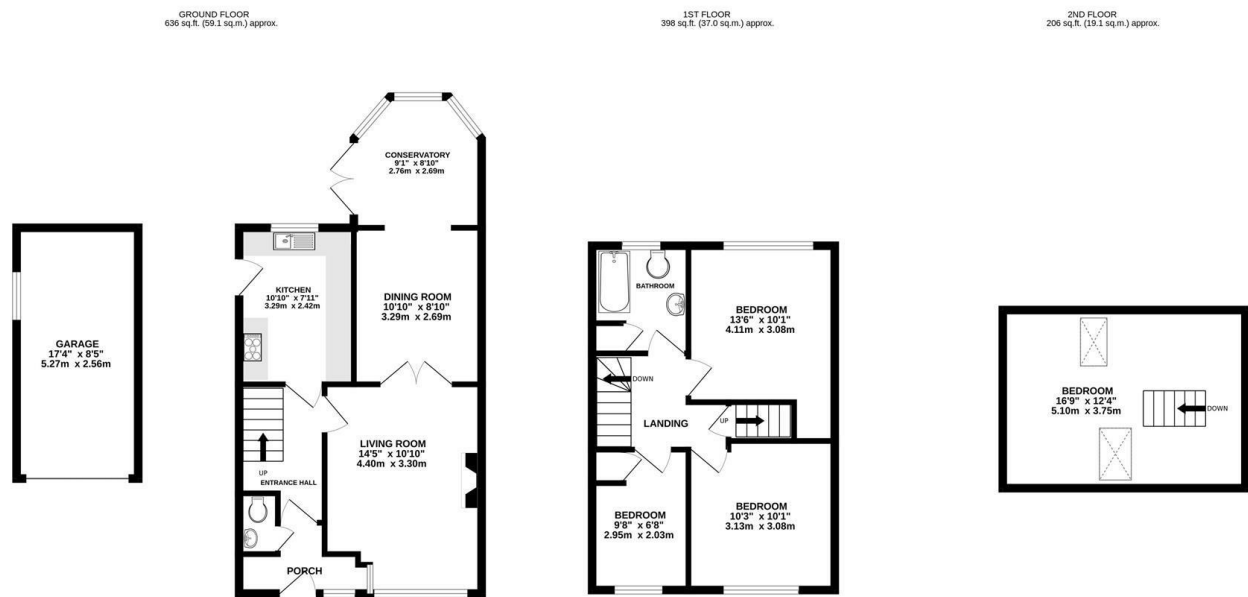




1 Victoria Avenue, Burgess Hill, West Sussex, RH15 9PU

Guide Price £430,000 Freehold

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1 Victoria Avenue, Burgess Hill, West Sussex, RH15 9PU

- * Spacious four-bedroom semi-detached home
- * South-facing rear garden
- * Neutrally decorated throughout
- * Driveway parking for four cars and garage
- * Conservatory and downstairs cloakroom
- * Walking distance to station, town centre and schools

A spacious and versatile four-bedroom semi-detached family home arranged over three floors, offering well-proportioned accommodation throughout. Benefiting from ample driveway parking, a garage, south-facing rear garden, conservatory and downstairs cloakroom, this attractive property provides flexible living space ideally suited to modern family life.

Situated in the popular residential road of Victoria Avenue, the property enjoys a convenient location within walking distance of The Gattons Primary School, Southway Junior School and Fairfield recreation ground. Burgess Hill town centre and mainline railway station are also easily accessible on foot, offering a wide range of amenities and excellent transport links for commuters.

Ground Floor

The ground floor accommodation is approached via an enclosed porch, which provides access to the downstairs cloakroom and opens into a welcoming entrance hall. The hall benefits from useful understairs storage and doors leading to the principal reception rooms.

The spacious living room is a particular feature of the home, enjoying a large bay window to the front aspect and a charming working open fireplace, creating a warm and inviting focal point. The room flows seamlessly into the dining area, which benefits from a serving hatch to the kitchen and provides an excellent space for family dining and entertaining. To the rear, a cosy conservatory offers pleasant views over the garden and features double doors opening directly onto the terrace, creating an excellent connection between the indoor and outdoor living spaces.

The kitchen is well-equipped with an extensive range of cupboards and worktop space, together with an integrated dishwasher and a Rangemaster cooker with a five-ring gas hob. There is additional space for a fridge and freezer, while windows overlook the rear garden. A stable door provides access to a large covered side area, offering excellent additional storage and practical utility space.

First & Second Floor

The first floor is accessed via a bright and airy landing, enhanced by a feature window above the staircase that allows an abundance of natural light to flood the space. Doors lead to three bedrooms and the family bathroom, creating a practical and well-balanced layout.

The accommodation on this floor offers excellent flexibility, comprising two generous double bedrooms and a well-proportioned single bedroom, which benefits from built-in storage and is currently arranged as a home office, making it ideal for modern family living or those working from home.

The family bathroom is fitted with a white suite comprising a panel-enclosed bath with shower over, wash hand basin and WC. A useful airing cupboard provides additional storage.

A staircase rises to the second floor, where a particularly spacious fourth bedroom occupies the entire level. This impressive room benefits from useful eaves storage, two skylight windows providing excellent natural light and attractive views towards the South Downs in the distance. Subject to the necessary planning permissions and building regulations, there is potential to further enlarge the space with the addition of a dormer extension, offering exciting scope for future enhancement.



Further Attributes

The property benefits from gas-fired central heating and uPVC double glazing throughout. Recently redecorated in clean, neutral tones and complemented by new flooring to the ground floor and carpets to the upper floors, the accommodation is ready for immediate occupation, allowing prospective purchasers to move straight in with minimal effort.

Outside

To the front of the property is a generous brick-paved driveway providing off-road parking for up to four vehicles, together with a detached single garage benefiting from power and lighting. An attractive lawned area with a range of mature shrubs enhances the frontage, while gated side access provides convenient entry to the rear garden.

The rear garden enjoys a desirable southerly aspect, creating an ideal space for outdoor relaxation and entertaining. A spacious paved terrace adjoins the property, with the remainder of the garden laid to lawn and bordered by a variety of established flowers and shrubs. A mature hedge to the rear provides an excellent degree of privacy and a pleasant green outlook.

Location

Victoria Avenue is located to the western side of Burgess Hill. The location provides quick and easy access to to the A23, providing convenient links to London, Gatwick Airport, and the South Coast/A27. Everyday essentials are catered for with a parade of shops and Tesco Express just down the road, while families will appreciate the choice of well-regarded local schools, including Southway Juniors, The Gattons Infants, and St Paul’s Catholic College. Leisure and social options are equally appealing, with the Woolpack Pub and Beer Garden within easy reach, and the popular Triangle Leisure Centre just a 10-minute walk away.

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 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.

The Finer Details

Tenure: Freehold
Title Number: SX83455
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed; Ultrafast (up to 1800mbps)

