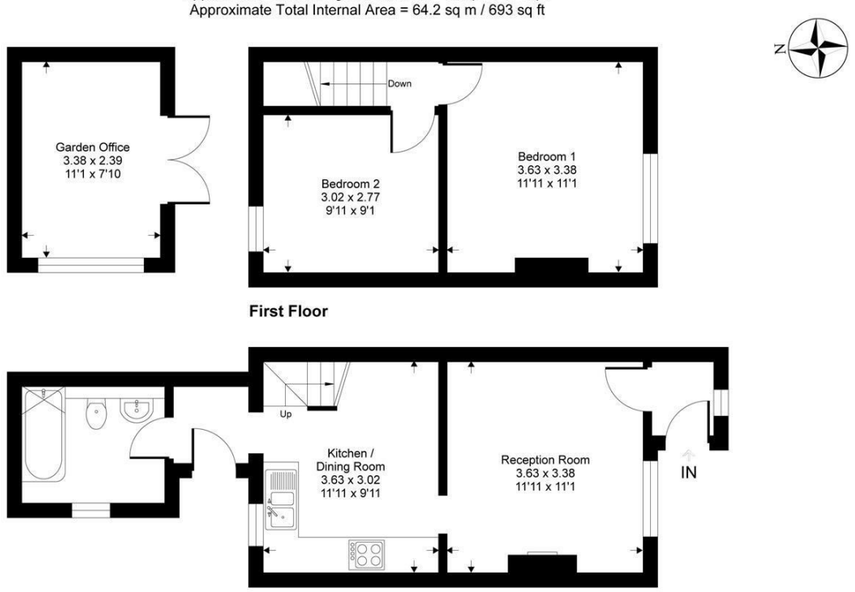
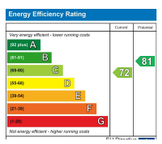
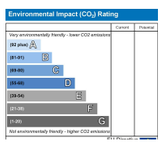
West Street, RH15

Approximate Gross Internal Area = 56.2 sq m / 606 sq ft
Approximate Outbuilding Internal Area = 8 sq m / 87 sq ft
Approximate Total Internal Area = 64.2 sq m / 693 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.PSP Homes





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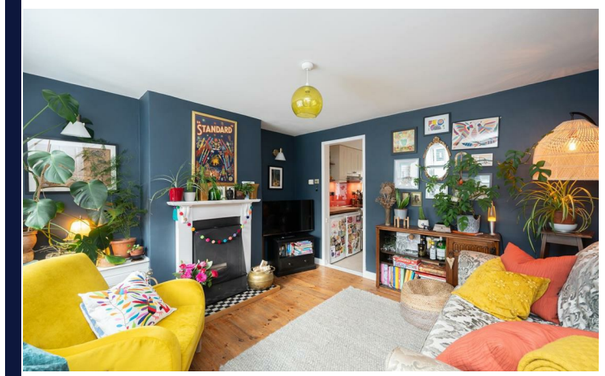
VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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.



70 West Street, Burgess Hill, West Sussex, RH15 8NX

Guide Price £340,000 Freehold

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70 West Street, Burgess Hill, West Sussex, RH15 8NX

* Charming two-bedroom mid-terrace Victorian home

* Beautifully restored throughout with modern touches while retaining character features

* Two generous double bedrooms

* Triple-glazed windows to the front

* Landscaped and private rear garden measuring approximately 65ft

* Garden studio with electricity, heating and Wi-Fi, ideal for home office or gym

* Off-road parking to the front of the property

* Within walking distance of Burgess Hill and Wivelsfield mainline stations

A charming two-bedroom mid-terrace Victorian home, beautifully restored to a high standard throughout with tasteful modern touches whilst retaining its original character and charm. Ideal for first-time buyers or downsizers, this turnkey-ready property further benefits from off-road parking to the front and a superbly landscaped rear garden measuring approximately 65ft. To the rear of the garden is a versatile studio with electricity, heating and Wi-Fi, currently used as a home office.

Situated on West Street in Burgess Hill, the property is within easy walking distance of both Burgess Hill and Wivelsfield mainline stations, St John's Park, and a range of independent coffee shops and amenities along London Road.

Ground Floor

The ground floor comprises an entrance porch leading into a charming sitting room featuring exposed original floorboards and an open fireplace. From here, doors lead through to the kitchen, fitted with oak worktops, ample storage and space for appliances, and enjoying pleasant views across the rear garden. There is also space for a dining table and chairs, complemented by exposed brickwork and a staircase rising to the first floor.

The kitchen opens into a rear hallway with doors providing access to the garden terrace and the bathroom. Finished to a high standard, the bathroom comprises a bath with rainfall shower over, vanity unit with wash basin, and WC. A skylight provides excellent natural light while maintaining privacy, and the room further benefits from underfloor heating.

First Floor

The first floor continues with character features, including exposed brickwork along the staircase leading to the landing, which provides access to a loft hatch. Doors lead to both bedrooms, each of which are generous double rooms. The principal bedroom is positioned to the front and benefits from triple-glazed windows, while the second bedroom is located to the rear, enjoying views across the garden and offering useful storage above the stairs.

Further Attributes

The property has undertaken extensive refurbishment through internally and externally including triple glazed windows to the front of the property.

Outside

To the front, the property benefits from off-road parking for one vehicle, together with additional space for bin and bicycle storage.

To the rear is a beautifully landscaped and private garden measuring approximately 65ft, thoughtfully designed for both entertaining and everyday enjoyment. Immediately accessed from the house is a generous paved terrace, ideal for outdoor dining and complemented by a pergola creating a defined seating area. The garden features raised planting beds, contemporary slatted fencing for enhanced privacy, and a useful storage unit. Practical additions include a covered wash area, ideal for dogs or bicycles, with a wash basin, hot and cold taps, and electric points.

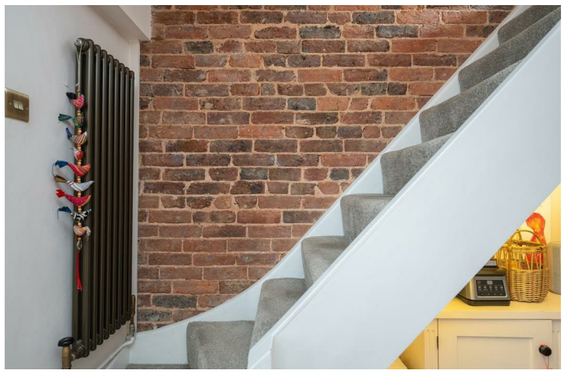
Steps lead down from the terrace to a lawned area, flanked by mature planted borders featuring a variety of established flowers, shrubs and trees, providing year-round interest. A slate chipping pathway leads to the rear of the garden, where there is an additional seating area with electric points, offering scope for feature lighting or a hot tub area.

Located at the rear of the garden is a stylish studio, externally clad with timber panels to blend seamlessly with the surrounding planting. The studio benefits from electricity, heating and Wi-Fi, making it ideal for use as a home office, gym or hobby space, with French doors opening onto the garden and enjoying a pleasant outlook.

Location

Situated on West Street in Burgess Hill, the property is within easy walking distance of both Burgess Hill and Wivelsfield mainline stations, St John's Park, and a range of independent coffee shops and amenities along London Road. 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 including road connection to A23/M23 for Brighton and Gatwick Airport. Burgess Hill Station is located approximately 1.1 miles away and Wivelsfield Station is located approximately 1 mile, with both station offering 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 Number: WSX409106
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed; Ultrafast (up to 1800mbps)