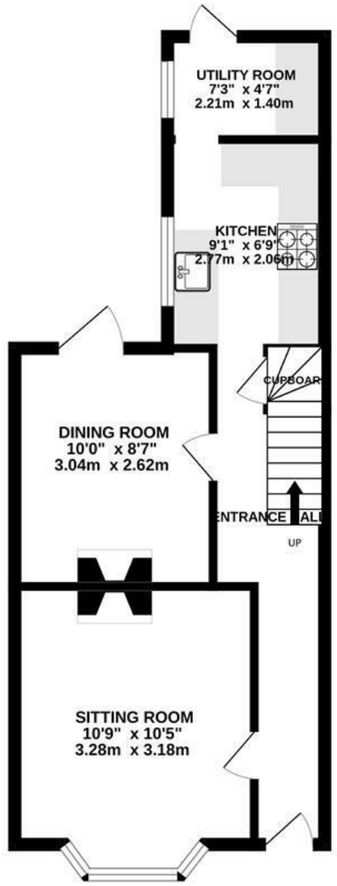
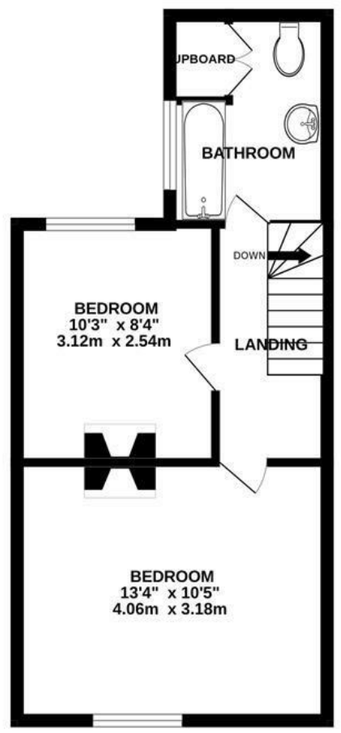
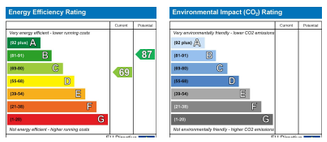
GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2026



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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.







49 Newport Road, Burgess Hill, West Sussex, RH15 8QG

Guide Price £350,000 Freehold

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49 Newport Road, Burgess Hill, West Sussex, RH15 8QG

What we like..

* The spacious accommodation is well presented throughout

* Many period features including fireplaces

* Separate reception rooms

* Recently refitted kitchen with additional utility room

* Modernised bathroom with period style suite

* Attractive enclosed south facing garden

* Conveniently located to all Burgess Hill's comprehensive facilities

The Property.
This attractive Victorian home effortlessly combines charming period features with contemporary style and modern convenience. Having been thoughtfully updated and improved by the current owners, the property offers stylish, well-appointed accommodation arranged over two floors.

The ground floor boasts two separate reception rooms, providing versatile living space, together with a recently refitted kitchen (2026) and a useful separate utility room. To the first floor are two well-proportioned double bedrooms, with the principal bedroom being particularly generous in size, and a modernised family bathroom.

Externally, the property enjoys an attractive, enclosed south-facing rear garden, providing an ideal space for relaxing and outdoor entertaining.

Ideally situated to enjoy the extensive range of amenities and facilities that Burgess Hill has to offer, this delightful home presents an excellent opportunity for buyers seeking a characterful Victorian property with the benefit of modern improvements.

Accommodation.
The ground floor is approached via an entrance hall, featuring an attractive staircase rising to the first floor. Leading off the hall are two well-proportioned reception rooms, both retaining charming period character and original features.

The sitting room enjoys a bay window to the front aspect, allowing plenty of natural light, together with an attractive cast iron period fireplace which provides a lovely focal point. The separate dining room also benefits from a fireplace and has a door opening onto the rear garden via a pleasant courtyard area. Both reception rooms feature exposed floorboards, adding further character and charm.

The well-appointed recently refitted kitchen has a range of units and work surfaces, with the added benefit of a separate utility room beyond. The utility room provides useful additional storage and workspace, together with a door giving direct access to the rear garden.

Stairs rise to the first floor, where there are two generous double bedrooms. The principal bedroom is particularly impressive in size, measuring approximately 13'4 x 10'5, providing excellent proportions and ample space for bedroom furniture. Completing the accommodation is a refitted family bathroom, fitted with an attractive period-style suite.

Gardens
To the front of the property is an area of garden enclosed by a wrought iron gate and railings. The attractive enclosed rear garden has been landscaped and faces due south.



Location.
The property is situated in Newport Road, enjoying a convenient position for a wide range of local amenities and facilities. The area is particularly well placed for access to a selection of highly regarded primary and secondary schools, whilst The Triangle Leisure Centre and the A23 are also within easy reach.

Both of Burgess Hill's mainline railway stations are approximately a 10–15 minute walk away, providing excellent commuter links. The town centre and shopping facilities are also close by, offering a comprehensive range of shops, cafés and other amenities, including a Waitrose supermarket.

Burgess Hill is surrounded by attractive open countryside and a number of picturesque Sussex villages, offering plenty of opportunities for walking and outdoor pursuits. The town also benefits from excellent road and rail connections, with convenient access to London, Brighton and Gatwick Airport, as well as the nearby towns of Lewes and Haywards Heath.

Further Benefits
Further attributes include modern gas central heating and replacement double glazing.

Finer Detail
Tenure: Freehold
Title Number: WSX31063
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Ultrafast (up to 1800mbps download)

We believe this information is correct but recommend checking details personally.

NOTE
PHOTOGRAPHY INCLUDES CGI FURNITURE AND FIXTURES IN ORDER TO PORTRAY HOW INDIVIDUAL ROOMS COULD BE ARRANGED.











