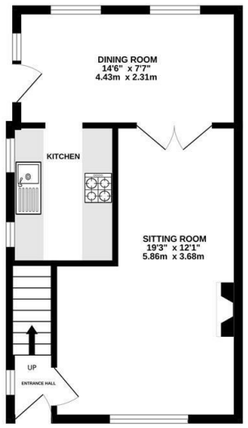
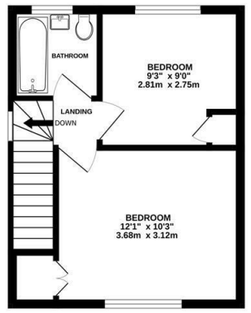
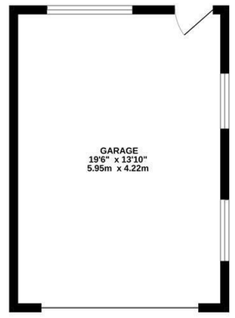
GROUND FLOOR
393 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.

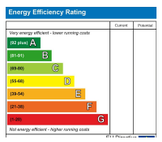


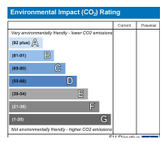
DOUBLE GARAGE
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

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







1 Pear Tree Close, Burgess Hill, RH15 9PF

Guide Price £350,000 Freehold

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1 Pear Tree Close, Burgess Hill, RH15 9PF

Spacious two bedroom end of terrace house

Off road parking and double garage

Extended ground-floor accommodation

South facing rear garden

Cul-de-sac location

No onward chain

A very well-presented two-bedroom end-of-terrace home, tucked away in the quiet cul-de-sac of Pear Tree Close and enjoying an attractive outlook towards an adjacent green with mature trees and shrubs. The ground floor has been extended to provide versatile living space, complemented by a fitted kitchen, two double bedrooms and a family bathroom.

Outside, the property benefits from off-road parking for two vehicles, a private south-facing rear garden and a double garage positioned at the rear. Offered to the market with no onward chain, this is an ideal home for first-time buyers, downsizers or investors.

Ground Floor

The ground floor comprises an entrance hall with stairs rising to the first floor and a door opening into the spacious sitting room, measuring approximately 19'4". The room features a fireplace and useful understairs storage, with flexible space for both seating and dining.

To the rear, a second reception room offers versatile use as a dining room, playroom or additional sitting area. Two windows overlook the rear garden, while a side door provides convenient access outside. The room leads through to the fitted kitchen, which offers ample worktop space and a range of integrated appliances, including a gas hob, oven, fridge and freezer.

First Floor

The first floor comprises a landing with a side-facing window, allowing plenty of natural light to flow through, and doors leading to two double bedrooms and the family bathroom.

The main bedroom is positioned to the front of the property and is neutrally decorated, featuring an attractive panelled feature wall and generous wardrobe space. Bedroom Two is also a well-proportioned double bedroom, benefiting from a useful storage cupboard and a pleasant outlook across the rear garden and beyond, with the South Downs visible in the distance.

The family bathroom is fitted with a white suite comprising a bath with shower over, wash basin and WC, complemented by a newly fitted frosted window for natural light and privacy.



Outside

To the front, the property benefits from a brick-paved driveway providing off-road parking for two vehicles. Raised flower beds with mature shrubs add an attractive touch, while a side gate provides convenient access to the rear garden.

The spacious south-facing rear garden is a particular highlight, featuring a generous lawn bordered by mature shrubs and a recently installed rear terrace, providing an ideal space to sit back, relax and enjoy the sunshine. New fence panels to the side offer a fresh, well-maintained finish.

Steps lead down from the terrace to a double garage, which benefits from direct garden access, an electric up-and-over door and an extensive power supply. Offering excellent versatility, the garage is ideal for vehicle storage, a workshop or home gym, with additional vehicle access to the rear.

Location

Pear Tree Close is a quiet cul-de-sac located on 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 popular Triangle Leisure Centre nearby.

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 0.9 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: SX24306
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed; Ultrafast (up to 1000mbps)











