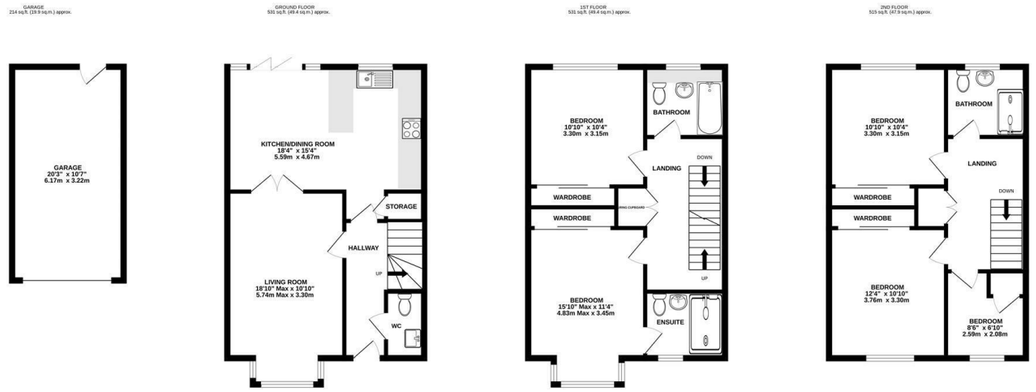
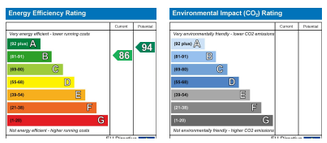


TOTAL FLOOR AREA : 1792 sq.ft. (166.5 sq.m.) approx.

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.







37 Wyvern Way, Burgess Hill, West Sussex, RH15 0GA

Price Guide £575,000 Freehold

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37 Wyvern Way, Burgess Hill, West Sussex, RH15 0GA

What We Like.

* Stylish, immaculately presented accommodation throughout.

* Situated in a highly regarded residential location.

* Stunning kitchen/dining room, ideal for modern family living and entertaining.

* Beautifully upgraded bathroom and en-suite facilities.

* Landscaped rear garden, providing an attractive outdoor space.

* Upgraded garage, offering secure and practical storage.

The Property.
An immaculately presented and stylish five-bedroom semi-detached family home, ideally positioned along a pleasant tree-lined residential road within this highly regarded development.

This impressive property offers generously proportioned and beautifully appointed accommodation, perfectly suited to modern family living. Particular highlights include a stunning kitchen/dining room, an elegant bay-fronted living room, upgraded family bathroom and en-suite facilities, and a beautifully landscaped rear garden.

Further benefits include a garage with an automatic electric door and an electric vehicle charging point.

The property is conveniently situated within a short walk of both Burgess Hill and Wivelsfield mainline railway stations, providing excellent transport links, and is also ideally placed for access to a nearby nature reserve.

The development itself offers a wonderful community environment, with a range of local amenities including a community centre, Co-op convenience store, children's playgrounds and numerous sporting facilities, including football and basketball courts.

Accommodation.
The welcoming reception hall features a contemporary fitted cloakroom, a staircase rising to the first floor and doors leading to both the living room and impressive kitchen/dining room.

The beautifully appointed living room enjoys an attractive feature box bay window to the front, allowing plenty of natural light to flood the room. A charming fireplace provides an elegant focal point, while glazed double doors open through to the stunning kitchen/dining room, creating an excellent flow between the principal reception spaces. The superb kitchen is fitted with an extensive range of contemporary wall and floor units, complemented by attractive work surfaces and a range of integrated appliances. The spacious dining area comfortably accommodates a large family dining table and chairs, making it ideal for both everyday family life and entertaining. Double doors provide direct access onto the beautifully landscaped rear garden, further enhancing the connection between indoor and outdoor living.

The first-floor landing provides access to two particularly generous double bedrooms, the family bathroom and a staircase rising to the second floor. A useful double cupboard provides additional practical storage. The impressive principal bedroom is positioned to the front of the property and enjoys an attractive feature box bay window, creating a light and airy feel. The room further benefits from an excellent range of fitted wardrobes and a contemporary en-suite shower room. The second bedroom is another spacious double room, enjoying a pleasant rear aspect and featuring a range of fitted wardrobes. This bedroom is conveniently served by the well-appointed family bathroom.

The second-floor landing provides access to three further bedrooms and a contemporary shower room, together with the added benefit of a useful double storage cupboard. Bedrooms three and four are both generously proportioned double rooms, each benefiting from a range of fitted wardrobes, providing excellent storage and versatile accommodation. Bedroom five is a well-proportioned single room, currently utilised as a home office, making it an ideal space for those working remotely or requiring additional flexibility for family use. These three bedrooms are conveniently served by the second-floor shower room, completing this highly versatile upper floor and making the property particularly well suited to larger or growing families.



Gardens and Parking.
To the front of the property are neatly maintained areas of garden, attractively enclosed by a mature privet hedge, providing an appealing degree of privacy and kerb appeal.

The beautifully landscaped rear garden has been thoughtfully designed by the current owners and is arranged over three levels, incorporating attractive paved terrace areas and sections of lawn. This creates a wonderful outdoor space, ideal for relaxing, entertaining and enjoying family time. There is also gated access to the side and front of the property, together with a personal door providing direct access into the garage. The upgraded garage is particularly noteworthy, featuring an automatic roller shutter door, specialist resin-painted walls and flooring, together with light and power. This provides an excellent and secure space for vehicle storage or a variety of alternative uses. Beyond the garage is private driveway parking, further enhanced by the provision of an electric vehicle charging point.

Location.
Wyvern Way is a highly desirable residential road, ideally situated to enjoy the convenience of both Burgess Hill's mainline railway stations and the town centre, which offers an extensive range of shopping facilities, restaurants and everyday amenities. Burgess Hill is particularly well regarded for its excellent choice of educational facilities, with a wide selection of both primary and secondary schools catering for families of all ages. The A23 link road and the popular Triangle Leisure Centre are also within easy reach. Surrounded by beautiful open countryside and a number of picturesque Sussex villages, the area offers an appealing balance of town convenience and rural charm. The location is further enhanced by excellent road and rail connections, providing convenient access to London, Brighton, Gatwick Airport and the neighbouring towns of Lewes and Haywards Heath.

Further Benefits
Further benefits include gas central heating and double glazing throughout

Finer Details
Tenure, Freehold
Title, WSX393935
Local Authority, Mid Sussex District Council
Council Tax Band, F
Broadband, Ultrafast up to 1,000 Mbps











