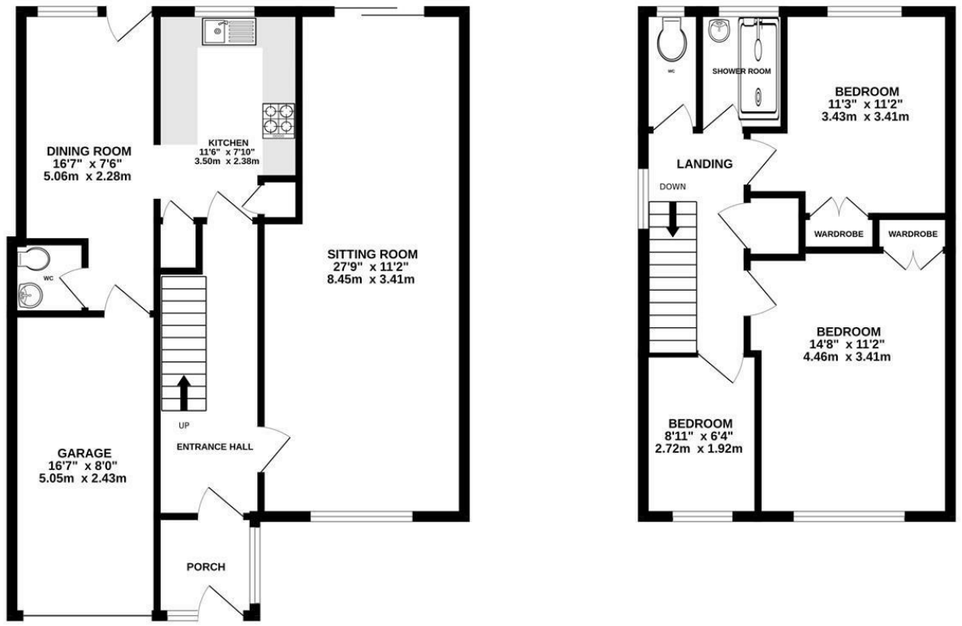
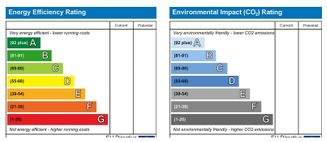
GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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.







92 Marlborough Drive, Burgess Hill, RH15 0EU

Guide Price £460,000 Freehold

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92 Marlborough Drive, Burgess Hill, RH15 0EU

Spacious three-bedroom semi-detached home

Desirable location & first time on the market in 50 years

Impressive 65ft rear garden

Driveway parking and garage

Scope to modernise or extend (STPP)

No onward chain

Rarely available and offered to the market for the first time in 50 years, this spacious three-bedroom semi-detached home occupies a sought-after position in Marlborough Drive, Burgess Hill. Offered with no onward chain, the property sits within a generous plot, featuring an impressive rear garden extending to approximately 65ft, off-road parking and a garage.

Offering an exciting opportunity for buyers looking to put their own stamp on a home, with potential to modernise or for further enlargement, subject to the necessary planning permissions.

The existing accommodation comprises a sitting room, kitchen, separate dining room and downstairs cloakroom on the ground floor, with three bedrooms, a shower room and separate WC on the first floor.

Ground Floor
The ground floor is approached via an entrance porch, leading into a spacious entrance hall with stairs rising to the first floor and doors opening to the sitting room and kitchen.

The sitting room is an impressive dual-aspect space, extending to approximately 27'9" x 11'2". Windows to both the front and rear provide plenty of natural light, while double doors open directly onto the rear garden. The generous proportions offer excellent flexibility, with ample room for both comfortable seating and a separate area for family use or play.

The kitchen provides a good range of storage and worktop space, together with useful ladder and understairs storage. This leads through to a separate dining room, which enjoys an outlook across the rear garden. Completing the ground floor is a downstairs cloakroom and internal access to the garage.

First Floor
The first-floor landing benefits from a large window allowing plenty of natural light, together with a useful linen cupboard and loft access. Doors lead to all three bedrooms and the shower room.

The principal bedroom is a generous double room, positioned to the front of the property and benefiting from built-in wardrobes. Bedroom Two is also a good-sized double, with built-in wardrobes and an outlook across the rear garden, while Bedroom Three provides a well-proportioned single bedroom.

The accommodation is served by a shower room fitted with a large shower enclosure and wash basin, alongside a separate WC. There is potential to combine these two rooms to create a larger family bathroom, subject to the necessary works, or retain the existing separate arrangement.

Further Attributes
Gas central heating with boiler fitted 2026, uPVC double glazing throughout and no onward chain.



Outside
To the front, a driveway provides off-road parking, alongside a garden mainly laid to lawn and complemented by mature shrubs and trees, offering a good degree of privacy. There is access to the garage, fitted with an electric roller door, together with a side gate leading through to the rear garden.

The rear garden is a lovely feature of the property, enjoying a private and established setting. A generous terrace, accessed directly from both the sitting room and dining room, provides an ideal space for outdoor dining and entertaining. From here, a pathway leads through to a spacious lawn, bordered by a variety of mature shrubs and trees, creating a leafy backdrop and a haven for local wildlife. The garden continues to a further area at the rear, where a timber summer house and children's playhouse provide additional space for relaxation and family enjoyment.

Location
Marlborough Drive is a highly regarded residential road, conveniently located for Burgess Hill town centre and both Burgess Hill and Wivelsfield mainline stations. Regular services provide journey times of approximately 50 minutes to London Bridge, 50 minutes to London Victoria, 15 minutes to Brighton and 20 minutes to Gatwick Airport.

A local Co-op is within easy walking distance, with further shops and supermarkets in the town centre, including Waitrose, Tesco and Lidl. The Triangle Leisure Centre, PureGym and open countryside at Ditchling Common are also nearby. Families will appreciate the property's location within the catchment area for Birchwood Grove Primary School.

By car Burgess Hill provides access via Hickstead to the A23 which offers convenient access to Brighton, Gatwick and the wider motorway network.

The Finer Details
Tenure: Freehold
Title Number: SX135338
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Ultrafast (up to 1000mbps)











