



78 Royal George Road, Burgess Hill, RH15 9SF

Guide Price: £280,000 to £300,000

- Charming character cottage with original features
- Excellent potential to renovate and personalise
- Generous private rear garden with patio area
- Living/dining room with feature fireplace
- Two well-proportioned double bedrooms
- Off-street parking on private driveway
- Prime location just 1 mile from town & station
- Sold with no onward chain for a smoother move

Packed with Character & Full of Potential.

If you're looking for a charming character cottage with scope to create your dream home, this could be the one for you. Ideally situated just a mile from Burgess Hill town centre and mainline station, this two-bedroom property offers off-street parking, a generous rear garden, and no onward chain — making it a superb opportunity for those keen to make their mark.

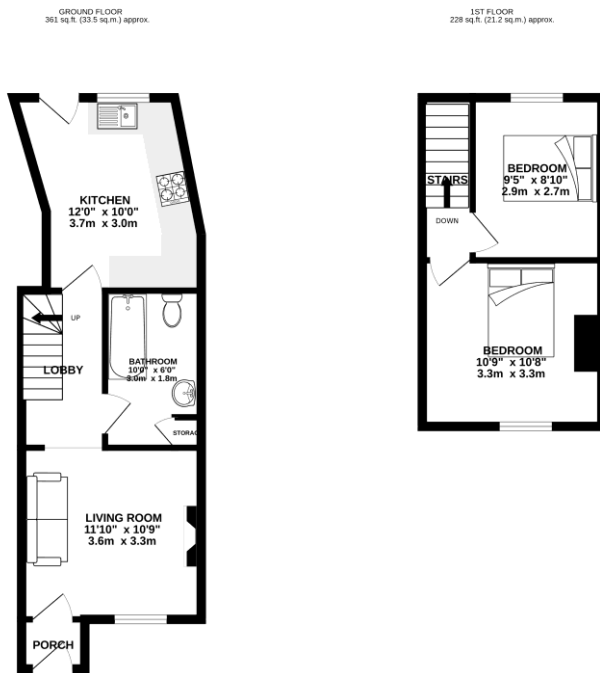
Tucked away on the ever-popular Royal George Road, the property enjoys a peaceful setting while still being within easy reach of the town's shops, restaurants, cinema and excellent transport links to London, Gatwick and the South Coast.

Inside, the home offers a living/dining room with a feature fireplace, a separate kitchen with garden access, and a ground floor bathroom. Upstairs are two good-sized double bedrooms. The property would benefit from cosmetic updating, but already has a solid footprint and plenty of charm to work with.

The rear garden is a real highlight — a generous, private space with plenty of room for landscaping, entertaining, or even a home office/studio (subject to permissions). There's also a driveway to the front for added convenience.

**Tenure:** Freehold  
**Service Charge** £0 Per Annum  
**Local Authority:** Mid Sussex  
**Council Tax Band:** C  
**Services:** Mains Services

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TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.  
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