

**FOR SALE**



**Bough Beeches, Burgess Hill**

2 Bedrooms, 1 Bathroom, Bungalow

**Offers In Excess Of £450,000**

  
**MARTIN&CO**



Extensive Plot For This Two bedroom Detached Bungalow Available With No Onward Chain, And Set Within The Desirable Area Of Bough Beeches Potential to extend subject to planning.

- 2 Bedroom Detached Bungalow
- Sought After Bough Beeches
- EPC - D
- Driveway Parking
- Gas Fired Central Heating
- Garage
- Large Garden

TENURE : Freehold

COUNCIL TAX:  
Council Tax Band 'E' £2488.85 for 2022/3

Full Description

A well-presented 2 double bedroom detached bungalow standing on a large corner plot with the benefit of a large driveway and garage.

The property built in 1981 is situated on the ever-popular Folders Lane development in a quiet position amongst other detached properties. Birchwood Grove Primary School is 0.1 mile away and the town centre/mainline station are both 0.9 mile away via a pedestrian footpath through Silverdale Road.

The accommodation includes an entrance hall, a cloaks cupboard, cloakroom/wc, good size lounge/dining room with large picture window and glazed door leading to the spacious patio and rear garden There are 2 bedrooms and a bathroom with shower cubicle. A spacious kitchen with a range of fitted cupboards complemented by a number of cooking appliances with door leading to the side which provides access to the drive, garage and gate to the garden.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



### Outside

There is an extensive front lawn, private driveway leading to a single garage. A gate opens onto the large rear garden which wraps around 3 sides, predominantly laid to lawn, interspersed by pathways and areas of patio with lawn and shrubs also a shed

Benefits include gas fired central heating and uPVC framed double glazing .

### LOCATION:

Burgess Hill is surrounded by picturesque countryside and historic landmarks; offering plenty of local amenities; with great connections via road, rail and air. The town centre offers a variety of shops, cafés and restaurants; there is a local cinema, playgrounds and parkland, sporting facilities including the popular Triangle Leisure Centre and clubs for anything from bowls to yoga. For families looking to move, Burgess Hill is an ideal choice with good schools, plenty of outside space and activities to keep families of all ages entertained.

Well Connected There is so much within easy reach, from the city of Brighton, to historical Lewes, to the far-reaching South Downs. Easy access to London and Brighton

ensures family days out are popular and commuters are well catered for. There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and it is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or north to Pease Pottage to pick up the M23 for the M25. Schools: Birchwood Grove Primary School 0.1 mile. Manor Field Primary School 1.7 miles. The Burgess Hill Academy 1.3 miles. N.B Please note that catchment areas need to be confirmed. Stations: Burgess Hill Mainline Railway Station (London Victoria/London Bridge approximately 54 minutes & Brighton 20 minutes)





## Martin & Co Burgess Hill

3-4 Keymer Road • Burgess Hill • RH15 0AD

T: 01444 242059 • E: haywardsheath@martinco.com

# 01444 242059

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.