



Ravenswood Road, RH1

Guide Price £450,000-£475,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Ravenswood Road, RH1

2 Bedrooms | 2 Reception Rooms | 1 Bathroom | 980 sq ft |

Brilliantly located close to the South Downs National Park in a family friendly area with great schools and commuter transport links, this deceptively spacious two-bedroom bungalow is a real gem. It offers development potential to create an exceptional family home with parking, leading out to a long, west facing rear garden, adding value in this sought after location, less than five-minutes from Burgess Hill Station.

While modern with marbled tiling and white sanitaryware, the shower room has been adapted for accessibility. It is in fine condition, so can always be reverted back to a walk-in wet room shower with ease.

Open plan, linked by an arch and culminating in the conservatory, the living room is a fantastic size, allowing for both winter and summer dining and relaxation. A wood burning stove provides plenty of heat during the cooler weather when the conservatory can also be closed off from the room.

Modernised more recently, the kitchen is already an attractive space with a modern country feel. Cream timber cabinetry is paired with wood laminate flooring, worktops and trim and colourful chequerboard tiles behind the integrated cooker and hob. Space has been left for a washing machine, tumble dryer, dishwasher and tall fridge freezer, all of which may be available by separate negotiation.

Outside, the garden is magnificent with two gracious mature trees providing dappled shade during high season while inviting a range of birdlife. The lawn stretches back over 100 feet with mature evergreen and hedgerow borders bringing privacy to the space, where children can play ball games or on play equipment without compromising on outdoor space for dining alfresco and entertaining. The garage is fantastic for parking or storage but would also be ripe for conversion as it has its own access to the front of the house and to the garden. A workshop, guest suite, art studio or an office.





OWNER'S THOUGHTS

"This house has been in the family for many years. We have made many happy memories here of summers in the garden – we hope the next family enjoys making the space their own. It is a fantastic location for schools and transport links too – with lovely neighbours and a great sense of community."

Good to Know:

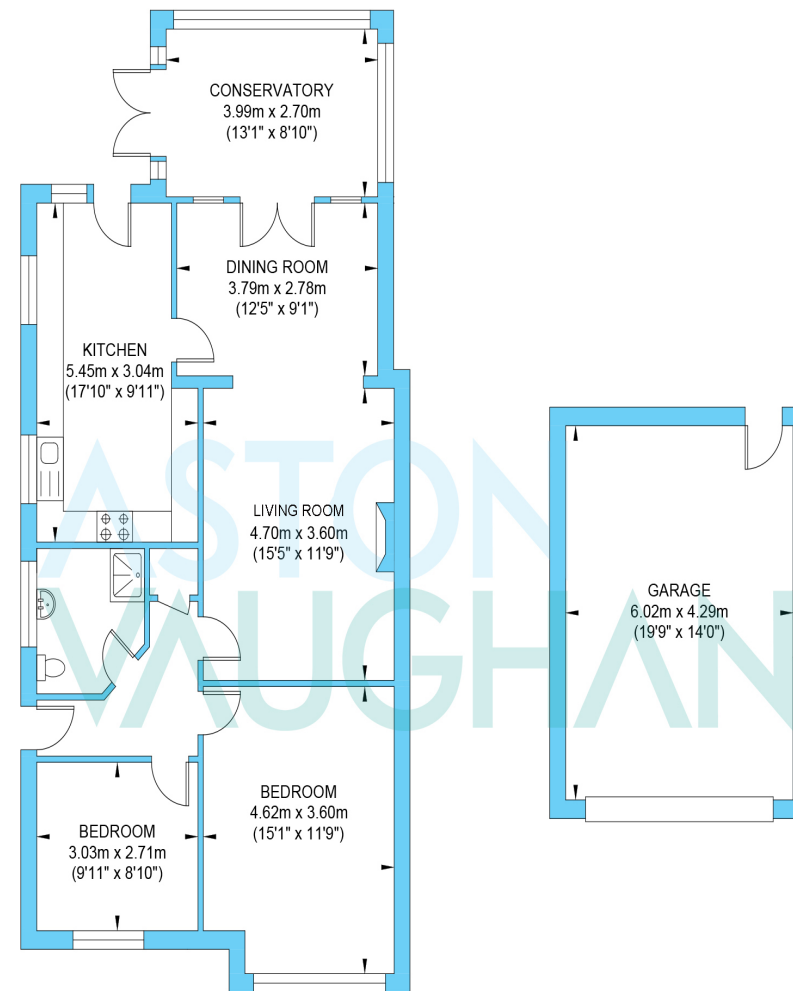
Residing in the county town of Burgess Hill, you can experience life in the countryside, while also having easy access to both Brighton & Hove and London by car and train. Burgess Hill Station is fewer than five-minutes on foot for the London commute, along with the A23, which is a few minutes by car, so it is incredibly well-connected. Some of the best primary and secondary schools in the county sit within catchment and there is a real sense of community here with a village feel. With so much potential, space and charm, this house will appeal to families, developers and professionals alike.

Education:

Primary: Manor Field Primary

Secondary: Downlands Community College, Burgess Hill Academy

Private: Hurstpierpoint College, Brighton College, Lancing College



Ground Floor
Approximate Floor Area
980.59 sq ft
(91.10 sq m)

Garage
Approximate Floor Area
278.03 sq ft
(25.83 sq m)

Approximate Gross Internal Area (Excluding Garage) = 91.80 sq m / 980.59 sq ft