



30 Noel Green, Burgess Hill

Guide Price **£535,000**


Henry Adams
estate agents

30 Noel Green, Burgess Hill

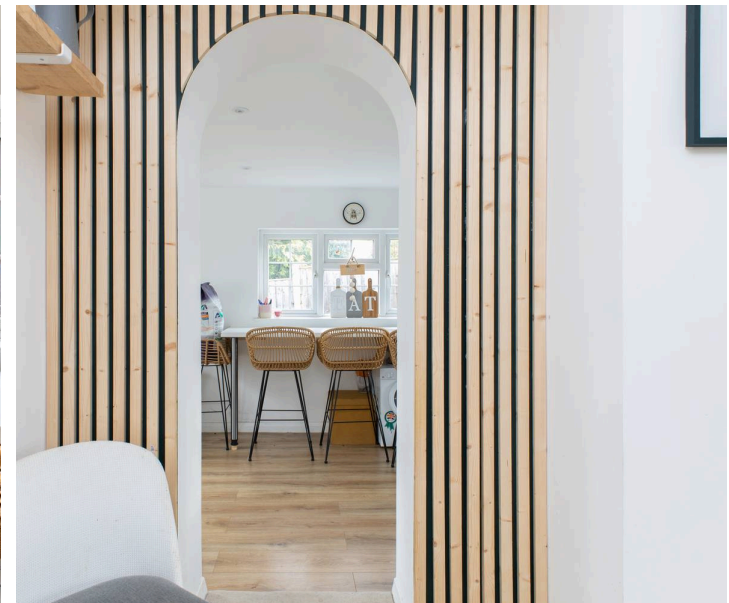
Nestled in a tranquil cul-de-sac location, this exquisite property offers the perfect fusion of style, comfort, and potential.

Presenting a detached three-bedroom bungalow that boasts a 70ft rear garden set within a generous plot. This home offers a serene escape from the hustle and bustle of city life while remaining conveniently close to Wivelsfield Train Station.

Stepping inside, you are greeted by a warm and inviting ambience that permeates every inch of the home. The spacious interior features three well-appointed bedrooms, each offering a sanctuary of comfort and relaxation. The master bedroom boasts ample space and natural light, creating a peaceful retreat at the end of a long day. There is a cosy living room with a bay window and modern features ready for those nights in.

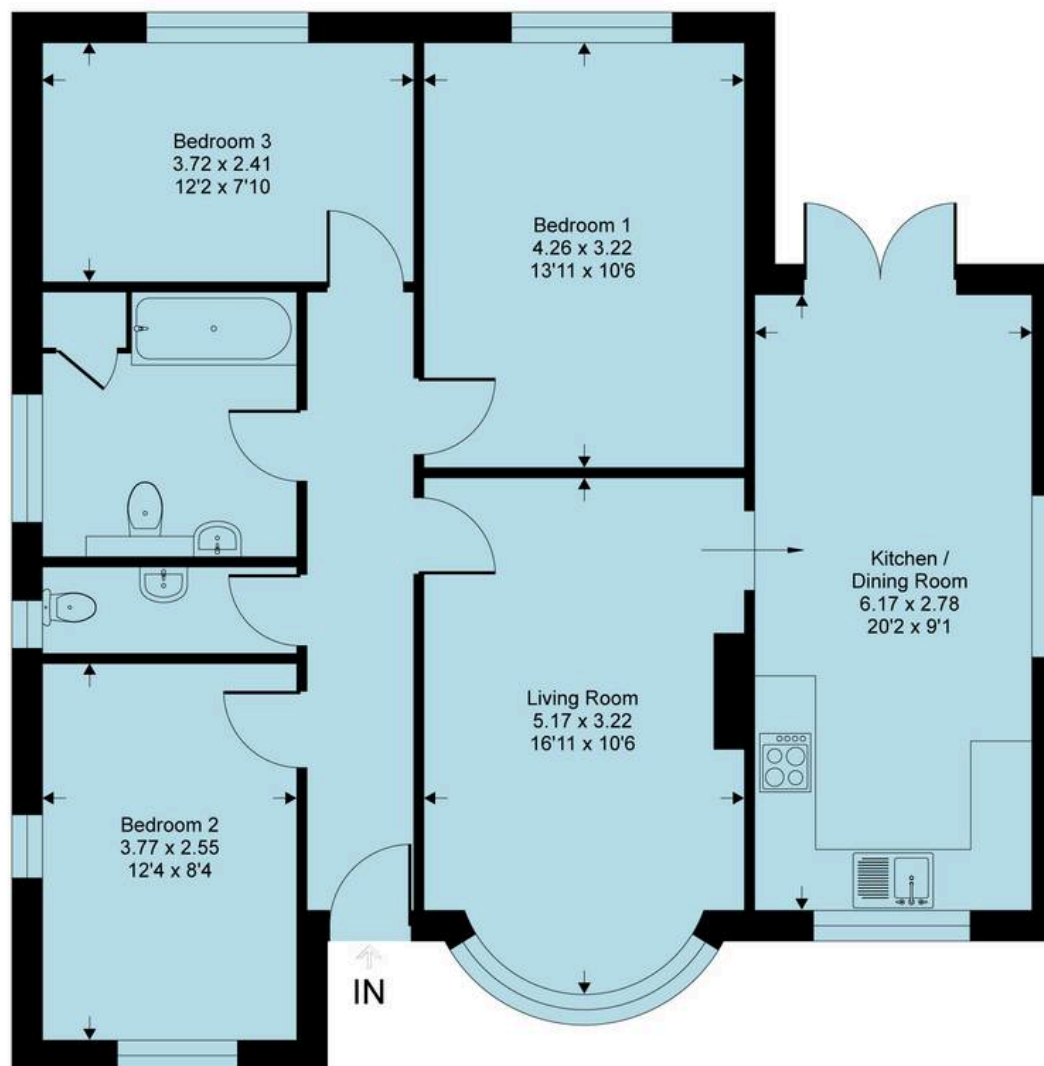
The heart of this home lies in the welcoming kitchen-dining room, perfect for hosting gatherings and entertaining guests. The kitchen equipped with modern appliances, sleek countertops, and ample storage space. The dining area offers a cosy spot for enjoying meals with loved ones while basking in the views of the garden.

One of the standout features of this property is the scope to extend, subject to the necessary consents. This presents an exciting opportunity for the discerning buyer to customise and enhance the property to suit their individual needs and preferences. The potential for expansion adds a layer of versatility to this already exceptional home, making it a blank canvas waiting to be transformed into a masterpiece.



Noel Green, RH15

Approximate Gross Internal Area = 83.8 sq m / 902 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Noel Green is a delightful cul-de-sac which is just a short walk from Wivelsfield Train Station, which offers a direct line to London Victoria in approx. 55 minutes, and trains to Brighton in approx. 15mins. By car, Gatwick Airport is 20 miles north, and there are ample public transport routes nearby. Burgess Hill Town is less than one mile away by car which offers a range of local amenities, shops, restaurants and the Leisure Centre facilities at The Triangle. Haywards Heath Town, Ditchling Village and the South Downs are short driving distances away.

Council Tax band: D /

Tenure: Freehold

EPC Energy Efficiency Rating: D / EPC Environmental Impact Rating: D

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

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