

STONE



*Sussex Close RH2*

£1,000,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



Tucked away on a peaceful, tree-lined cul-de-sac in the heart of Sussex Close, Reigate, this charming detached bungalow offers a rare combination of privacy, space, and effortless convenience. Ideally positioned for easy access to both Reigate and Redhill town centres, it is a home that will appeal equally to families seeking room to grow and down sizers looking for a serene, comfortable retreat.

Arriving at the property, the sense of calm is immediate. The frontage features off-street parking, while side access on both sides of the house leads to a rear garden that is both generous and beautifully mature. Carefully screened by a stunning row of tall Scots pines, the garden offers a sense of sanctuary, where you can relax, entertain, or simply enjoy the natural surroundings in total privacy.

Inside, the entrance hall sets the tone for the home's inviting and well-considered layout. To the left, three spacious bedrooms await, including a master suite with a private en suite, alongside an additional WC and family bathroom. The accommodation provides a flexible arrangement that can effortlessly adapt to the needs of modern living, whether accommodating children, visiting family, or creating a home office.



The heart of the bungalow is undoubtedly the large L-shaped reception room. Bathed in natural light from a double aspect, the room provides ample space for both living and dining areas, centred around a charming fireplace that adds warmth and character. From here, French doors lead into a light-filled conservatory, bringing the outdoors in and offering tranquil garden views—a perfect spot for morning coffee, reading, or evening drinks.

Adjacent, the kitchen/breakfast room is bright and practical, providing plenty of space for casual dining. A utility room offers convenient garden access and additional storage. Every detail of the home has been designed with thoughtful consideration, ensuring a balance of style, comfort, and functionality.

Step outside and the wrap-around garden comes into full view. South and west-facing areas catch the sun throughout the day, while the elevated rear aspect provides sweeping views across to Reigate Hill. Evenings here are magical: picture golden sunsets from the terrace, framed by the stately Scots pines, while the garden's mature planting ensures a sense of privacy and calm. Whether entertaining guests or enjoying a quiet moment in nature, the outdoor spaces are a true extension of the home.







Reigate is renowned for its charming blend of historic character and contemporary convenience, and Sussex Close sits beautifully within this sought-after setting. Families will appreciate the excellent selection of local schools, ranging from highly regarded primary schools to top-performing secondary academies, all within easy reach, making the area particularly appealing for those with children of all ages.

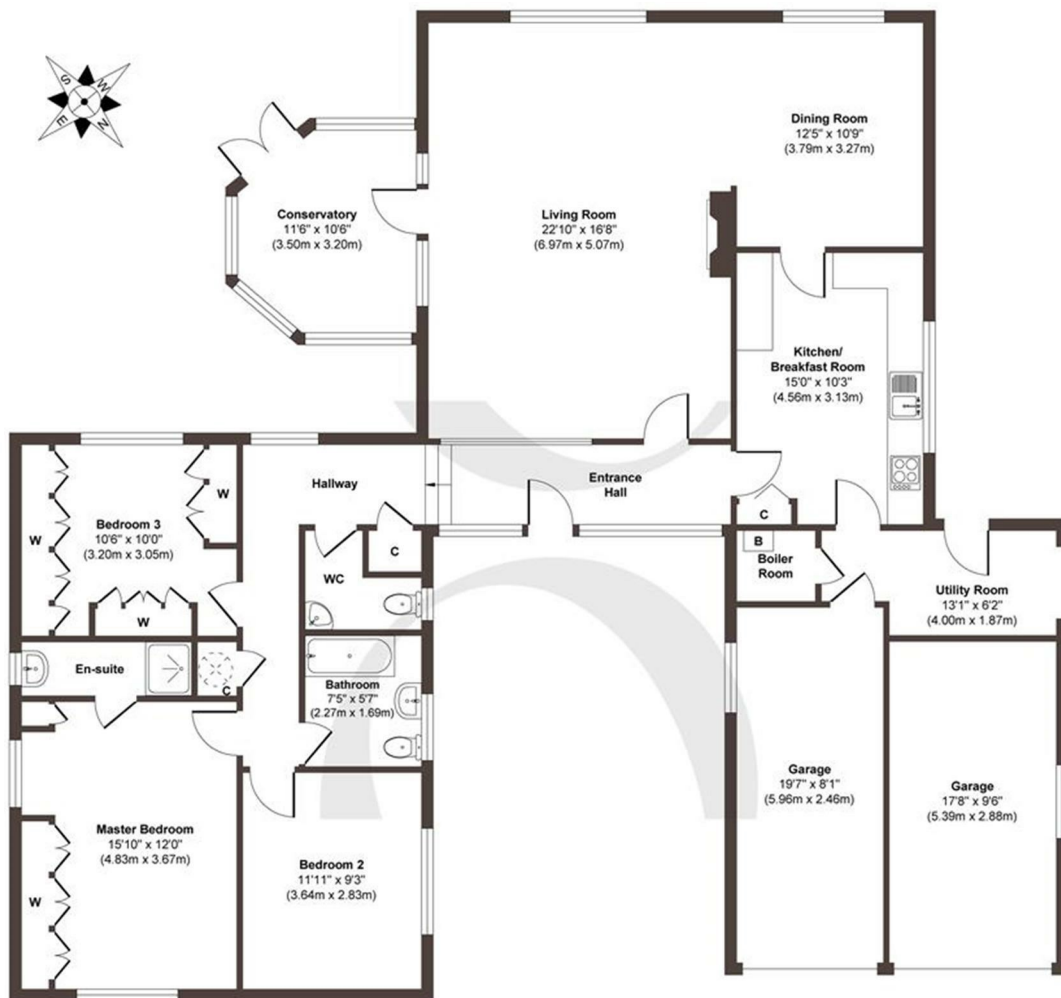
For commuters and day-trippers alike, the location offers superb transport links. Redhill and Reigate train stations are just a short drive or stroll away, providing regular services to London, Gatwick, and the surrounding Surrey towns. Meanwhile, road connections via the A25 and M25 ensure swift access to wider Surrey and London, making both work and leisure journeys effortless.

Despite its convenient position, Sussex Close is enveloped by nature and green spaces. The rolling countryside of Reigate Hill is just moments away, perfect for weekend walks, picnics, or cycling adventures. Closer to home, well-maintained local parks, village greens, and tree-lined streets provide ample space for recreation, dog walking, and enjoying the outdoors. Meanwhile, a variety of shops, cafés, and restaurants in nearby town centres means that everyday errands and leisurely outings are always within easy reach.









Floor Plan

**Approx. Gross Internal Floor Area 1940 sq. ft / 180.20 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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## The Details

- Nestled on a peaceful, tree-lined cul-de-sac in the heart of Reigate
- Detached bungalow combining comfort, style, and convenience.
- Wrap-around garden with south and west-facing areas for maximum sunlight
- Elevated garden views across to the iconic Reigate Hill
- Generous off-street parking
- Potential to personalise and enhance living areas to suit your taste
- Perfect for families seeking room to grow or downsizers desiring serenity

Size  
Approx 1940.00 sqft

Energy Performance Certificate (EPC)  
Rating E

Council Tax Band  
G



STONE

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