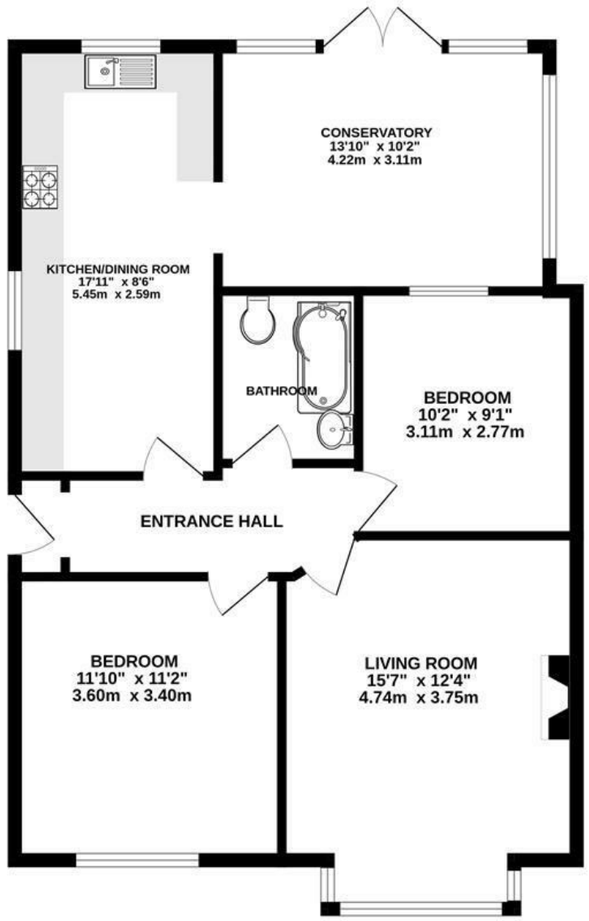
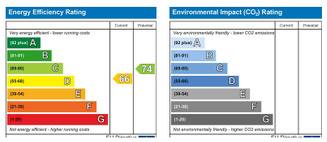
GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







4 Nightingale Lane, Burgess Hill, West Sussex, RH15 9JJ

Guide Price £430,000 Freehold

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4 Nightingale Lane, Burgess Hill, West Sussex, RH15 9JJ

- Two-bedroom semi-detached bungalow
- Large kitchen/dining room
- South-facing rear garden
- Conservatory overlooking the garden
- Walking distance to Burgess Hill station
- No onward chain

A spacious and well-presented two-bedroom semi-detached bungalow, ideally situated in the popular Nightingale Lane area of Burgess Hill. Offered for sale with no onward chain, the property benefits from generous living accommodation including a large kitchen, conservatory and a delightful south-facing rear garden.

Enjoying a pleasant position backing onto open fields, the property offers attractive rural views with the South Downs visible in the distance, creating a wonderful sense of space and tranquillity. Externally, there is ample off-road parking and a well-maintained garden, making this an ideal home for those seeking comfortable single-storey living.

Nightingale Lane combines a peaceful residential setting with excellent convenience, being within a short walk of Burgess Hill mainline railway station, the town centre, highly regarded schools and the beautiful surrounding Sussex countryside.

The Accommodation
In further detail, the accommodation comprises a welcoming entrance hall with doors leading to the bedrooms, family bathroom, living room and kitchen/dining room. The property has been recently redecorated throughout in neutral tones and benefits from newly fitted carpets, creating a bright and move-in-ready home.

The spacious living room enjoys a large bay window to the front aspect, allowing plenty of natural light, and features an attractive gas fireplace as a focal point. Bedroom one is a generous double bedroom located to the front of the property, while bedroom two is also a well-proportioned double room. The family bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin, WC and heated towel rail. The dual-aspect kitchen/dining room offers an excellent range of worktop space and storage cupboards, together with ample room for a dining table. Enjoying pleasant views over the rear garden, the kitchen is fitted with integrated appliances including a gas hob, double oven, fridge and freezer dishwasher, with space for a washing machine and tumble dryer.

Opening from the kitchen is a large conservatory, providing a versatile additional reception space with attractive views across the rear garden. Double doors lead directly onto the terrace, creating an ideal space for relaxing or entertaining.

Further Attributes
The property benefits from gas-fired central heating, uPVC double glazing throughout and has been recently redecorated in neutral tones, creating a bright and welcoming interior. Offered for sale with no onward chain, the bungalow is ready for immediate occupation.



Outside
To the front of the property, a brick-paved driveway provides off-road parking and leads to the side entrance, with gated access to the rear garden. Additional gravelled parking to the front offers space for further vehicles.

The rear garden enjoys a desirable southerly aspect and provides a private and attractive outdoor space. Immediately adjoining the property is a paved terrace, ideal for outdoor dining and entertaining, with the remainder of the garden predominantly laid to lawn. Well-stocked mature beds feature a variety of flowers and shrubs, adding colour and interest throughout the seasons. To the rear of the garden is a further seating area alongside a timber garden shed, with mature trees beyond creating a pleasant backdrop and enhancing the sense of privacy.

Location
Nightingale Lane is conveniently situated in Burgess Hill, with countryside walks on your doorstep, whilst also offering a short walk to the town centre and the mainline train station. This well-connected location ensures that everyday amenities and transport links are all within close reach. Burgess Hill town centre provides a comprehensive selection of facilities, including a Waitrose supermarket, independent shops, tap rooms, restaurants, cafés, and leisure options such as The Triangle Leisure Centre. Ideal for commuters, the property benefits from excellent transport connections. Burgess Hill Station is located approximately 0.8 miles away and offers regular direct services to London Victoria and London Bridge in around 50 minutes, along with convenient links to Gatwick Airport and Brighton.

Surrounded by stunning countryside and picturesque villages including Hassocks and Ditchling, the area offers a perfect balance of semi-rural charm and modern convenience.

The Finer Details
Tenure: Freehold
Title: SX24732
Local Authority: Mid Sussex District Council
Council Tax Band: D
Broadband: Ultrafast up to 1,000 Mbps

N B
Photography includes CGI furniture and fixtures in order to potray how individual rooms could be arranged.











