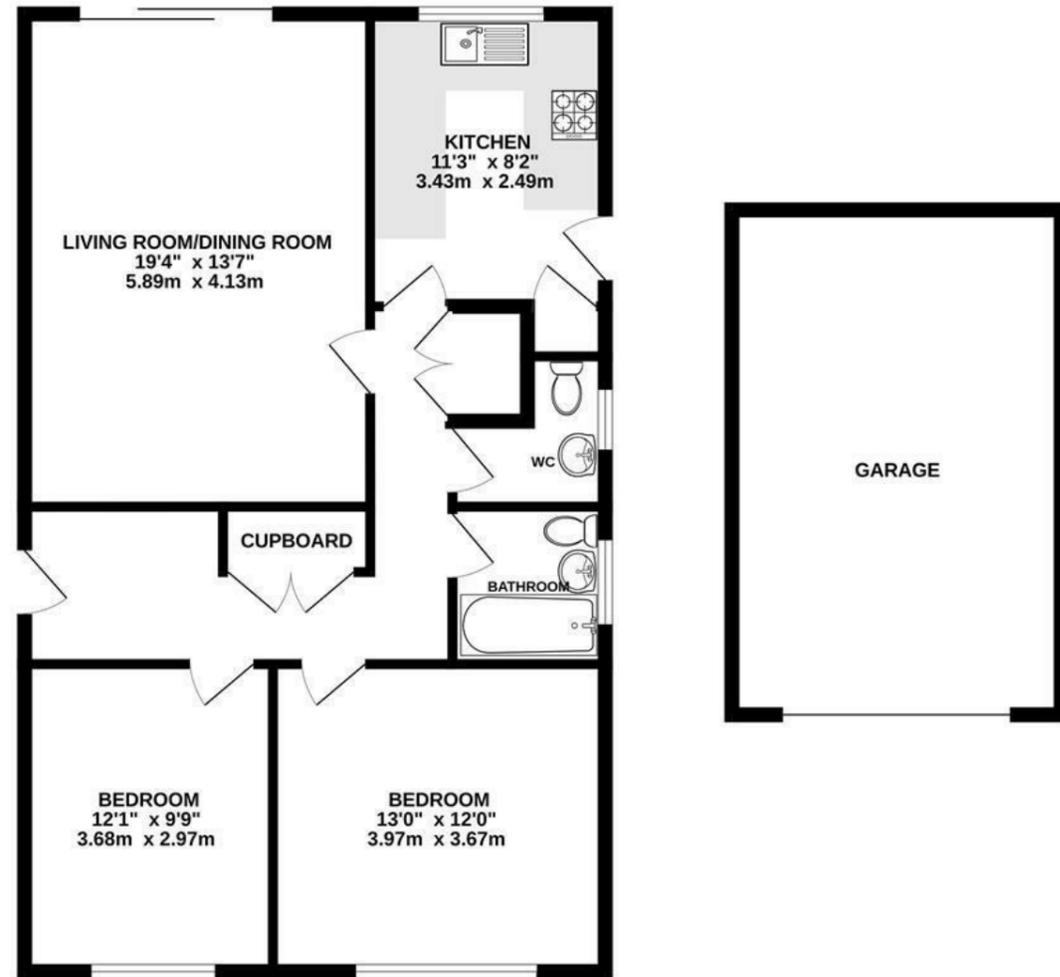
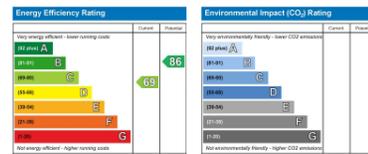


GROUND FLOOR  
1097 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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2 Bough Beeches, Burgess Hill, RH15 0BT

Guide Price £525,000 Freehold

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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.

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## 2 Bough Beeches, Burgess Hill, RH15 0BT

- \* Spacious two double bedroom detached bungalow
- \* Driveway for number of cars
- \* Garage
- \* Desirable cul-de-sac location
- \* South/West rear garden
- \* No onward chain

A spacious and beautifully presented two-bedroom bungalow, occupying a generous plot with ample off-road parking, a garage and a private south west-facing rear garden. The property is finished in a tasteful neutral colour palette throughout, creating a bright and welcoming interior, and is offered to the market with no onward chain.

Ideally positioned in Bough Beeches a highly desirable cul-de-sac, is conveniently located within a short walk of Burgess Hill mainline railway station and the town centre, providing excellent commuter links and easy access to local shops and amenities.

### The Accommodation

The property is approached via a welcoming entrance hall offering space for coats and shoes, complemented by two useful storage cupboards and loft hatch access. Doors lead to all principal rooms including both bedrooms, bathroom, separate WC, kitchen and the living/dining room.

The two bedrooms are positioned to the front of the bungalow and are both generous double rooms, with the main bedroom measuring approximately 13' x 12'. Continuing along the entrance hall, the bathroom is fitted with a white suite comprising a wash basin and bath with power shower over. A separate WC sits adjacent, providing added convenience for guests.

To the rear of the property, the kitchen enjoys pleasant views over the garden and offers ample worktop and cupboard space, along with integrated appliances including an oven and gas hob. There is also a useful linen cupboard and a side door providing direct access to the rear garden.

The living/dining room is a standout feature, measuring approximately 19'4" x 13'7", and offers a versatile layout to comfortably accommodate both living and dining furniture. This bright and airy space also features a gas fire place and enjoys views across the rear garden with access via sliding patio doors, creating an excellent connection between indoor and outdoor living.

### Further Attributes

Gas central heating, uPVC double glazing throughout, neutrally decorated and being sold with no onward chain.



### Outside

To the front of the property is a brick-paved driveway providing ample off-road parking and access to the garage, with a pathway leading to the front door. There is side gate access on both sides of the bungalow, offering convenient routes through to the rear garden. The frontage is further enhanced by a generous lawned area bordered by mature hedging, creating an attractive and private approach. The garage provides additional storage or secure parking and is accessed via an up-and-over door from the driveway.

To the rear is a private south-west facing garden, featuring a large terrace accessed directly from the living room, ideal for outdoor dining and entertaining. The remainder of the garden is mainly laid to lawn and is bordered by mature beds stocked with a variety of evergreen shrubs and plants, offering year-round interest. Further benefits include a timber shed with electricity.

### Location

Located in a quiet cul-de-sac of just seven bungalows, Bough Beeches is ideally located in a desirable residential location within a short walk of Burgess Hill mainline train station and town centre, which offers a wide range of amenities including a Waitrose supermarket, local shops and cafes. The Triangle Leisure Centre and the A23 link road are also within close reach, providing convenient connections to Brighton, Gatwick, and beyond. Burgess Hill mainline train station is located approximately 0.8 miles from the property, offers regular services to London (Bridge and Victoria), Gatwick Airport, Brighton and Haywards Heath, making it an excellent location for both local and long-distance commuting.

The town is surrounded by picturesque Sussex countryside and historic villages such as Ditchling, Hurstpierpoint, and Hassocks all offering scenic walks, traditional pubs, and a taste of village life within a short drive.

### The Finer Details

Tenure: Freehold

Title Number: WSX45763

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast (up to 1000 mbps download)

