FOR SALE

Pinehurst , Burgess Hill

2 Bedrooms, 1 Bathroom, Chalet Bungalow

Guide Price £415,000

MARTIN&CO

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- **Detached Chalet Bungalow**
- **Two / Three Bedrooms**
- **Gas Fired Central Heating**
- **Off Road Parking**
- **Garage**

OVERVIEW
HAVING BEEN SUCCESSFULLY RENTED FOR A NUMBER OF YEARS, THE PROPERTY WOULD NOW BENEFIT FROM SOME UPDATING AND MODERNISATION. SOME WORKS REQUIRED TO THE ROOF (Ask Agent for more details)

A spacious two/three-bedroom home occupying a prime position within the highly sought-after Pinehurst development in Burgess Hill. Enjoying a delightful rear garden with an attractive wooded outlook beyond, the property offers bright and versatile accommodation with excellent scope for updating and improvement.

ACCOMMODATION
The accommodation comprises an entrance hall with cloakroom, a generous dual aspect sitting room, separate dining room (Bedroom 3) kitchen , whilst upstairs there are two well proportioned double bedrooms and a family bathroom .The flexible layout downstairs also provides potential for a third bedroom depending on individual requirements .

OUTSIDE
The property benefits from an attractive rear garden with shrubs and flower beds, front garden and a private driveway providing off road parking for one/ two vehicles leading to the garage

Further features include gas fired central heating and stone feature fireplace and replacement double glazing throughout.

LOCATION
Pinehurst is regarded as one of Burgess Hill's most desirable residential locations ,conveniently positioned for access to the town centre, mainline railway station and a selection of highly regarded private and state schools .

TENURE : Freehold

Council Tax Band E £3,022.40 Mid Sussex Council Tax 2026-27

EPC 'D'

Services
Gas
Water
Mains Drainage
Electric

IDENTITY CHECKS
Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use an online service to verify your identity provided by HIPLA. The cost of these checks is £50 inc. VAT per purchase which is paid in advance, directly to HIPLA. This charge is non-refundable under any circumstances.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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