

HAMLYN SMITH

OFFERS IN EXCESS OF £475,000

NOEL GREEN, BURGESS HILL

3 BEDROOMS
2 RECEPTIONS
1 BATHROOMS

Occupying a generous corner plot on sought-after Noel Green, this beautifully modernised three-bedroom detached bungalow features a stunning open-plan kitchen/dining room, a separate living room, a separate WC, and an impressive 70ft rear garden, while still offering excellent potential to extend further, subject to the necessary consents.

- 3-Bedroom Detached Bungalow
- Modern Family Bathroom
- Open-Plan Kitchen-Diner
- Separate Living Room with Bay Window
- Modern WC
- Impressive 70ft Private Rear Garden
- Further Scope to Extend (STPP)
- Off-Road Parking for several cars
- Quiet Cul-De-Sac Location
- EPC Rating D | Council Tax Band D





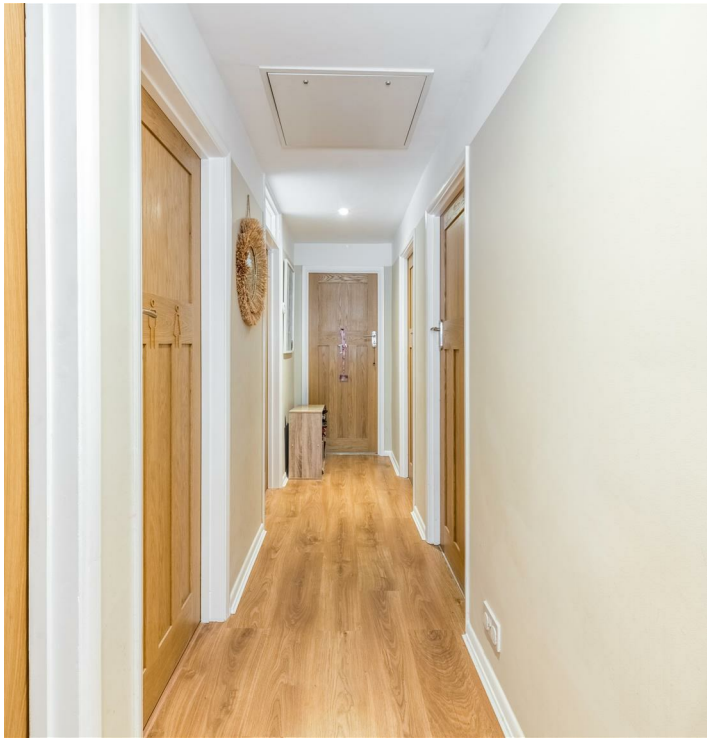








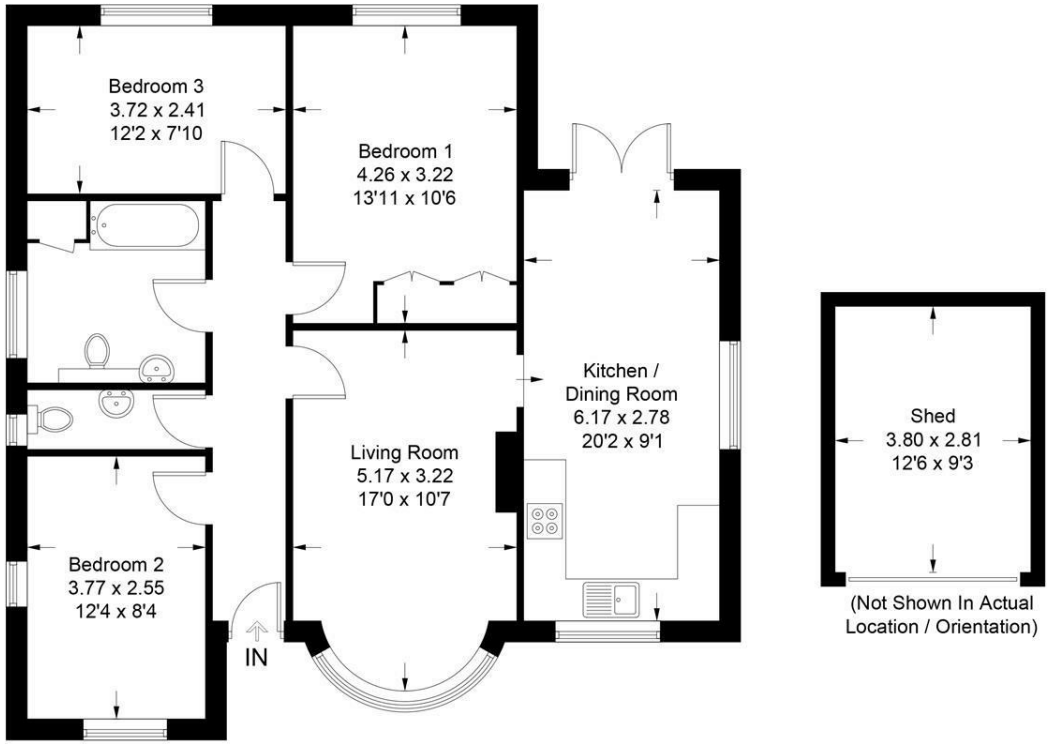





KITCHEN

Noel Green

Approximate Gross Internal Area = 83.8 sq m / 902 sq ft
Shed = 10.6 sq m / 114 sq ft
Total = 94.4 sq m / 1016 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1323839)





HAMLYN SMITH

Tucked away in a peaceful cul-de-sac, this beautifully presented detached bungalow occupies an enviable corner plot, boasting a stunning 70ft rear garden and offering a rare combination of privacy, generous accommodation and exciting future potential. Over recent years, the current owners have thoughtfully enhanced the property with a range of improvements, creating a home that is both stylish and practical while still offering scope to grow. Ideally positioned just a five-minute walk from Wivelsfield Station, with World's End parade of shops nearby and Burgess Hill town centre less than 15 minutes walk away, it perfectly balances peaceful living with exceptional convenience.

A shingled driveway provides off-road parking for several vehicles, while the attractive walled front garden creates an excellent degree of privacy from the road. Gated access on both sides leads effortlessly through to the rear garden. The accommodation is thoughtfully arranged across one level and comprises three generous bedrooms, offering flexibility for families, downsizers or those seeking dedicated home-working space. To the front of the home, the elegant sitting room is flooded with natural light through a large bay window complete with plantation shutters, creating a wonderfully bright yet cosy space.

Undoubtedly the heart of the home is the impressive open-plan kitchen and dining room, designed with modern family life and entertaining in mind. Offering an excellent range of fitted units, generous worktop space and ample room for a dining table, it enjoys delightful views across the rear garden and seamlessly connects indoor and outdoor living. The kitchen is well appointed with a built-in gas hob and oven, full-size integrated dishwasher, larder cupboard, newly installed extractor fan, a one-and-a-half bowl sink with hose tap, and space for both a washing machine and freestanding fridge freezer. The three bedrooms are all well proportioned. One enjoys a dual aspect overlooking the front garden and would make an ideal guest bedroom, home office or playroom, while the remaining two are positioned to the rear, overlooking the garden. The principal bedroom benefits from a range of fitted wardrobes, providing excellent built-in storage. Serving the bedrooms is a beautifully updated family bathroom, finished with contemporary tiling, striking slatted feature walls and a modern white suite with vanity storage. A separate cloakroom, complete with WC and hand basin, provides added convenience for both family life and visiting guests.

Stepping outside, the rear garden is undoubtedly one of the property's defining features. Extending to approximately 70ft, it offers an exceptional level of privacy, framed by mature trees and established planting that create a wonderfully secluded backdrop. Whether entertaining on warm summer evenings, watching children play, enjoying a spot of gardening or simply relaxing with a morning coffee, this is a truly special outdoor space that can be enjoyed throughout the year.

For those looking to create their forever home, the generous corner plot offers exciting possibilities for future enhancement. Subject to the usual planning permissions, there is considerable scope to extend or reconfigure the existing accommodation, allowing the property to evolve alongside its next owners' lifestyle. Properties offering such generous gardens, modern improvements, future potential and an enviable location are becoming increasingly difficult to find. With excellent rail connections into London, everyday amenities within easy reach and beautiful countryside walks close by, this is a home that effortlessly combines lifestyle, convenience and long-term opportunity.

MID SUSSEX
9 Keymer Road | Hassocks | BN6 8AD
+44 (0) 1273 762211 | midsussex@hamlynsmith.co.uk

HOVE
50 Goldstone Villas | Hove | BN3 3RS
+44 (0) 1273 762222 | hello@hamlynsmith.co.uk