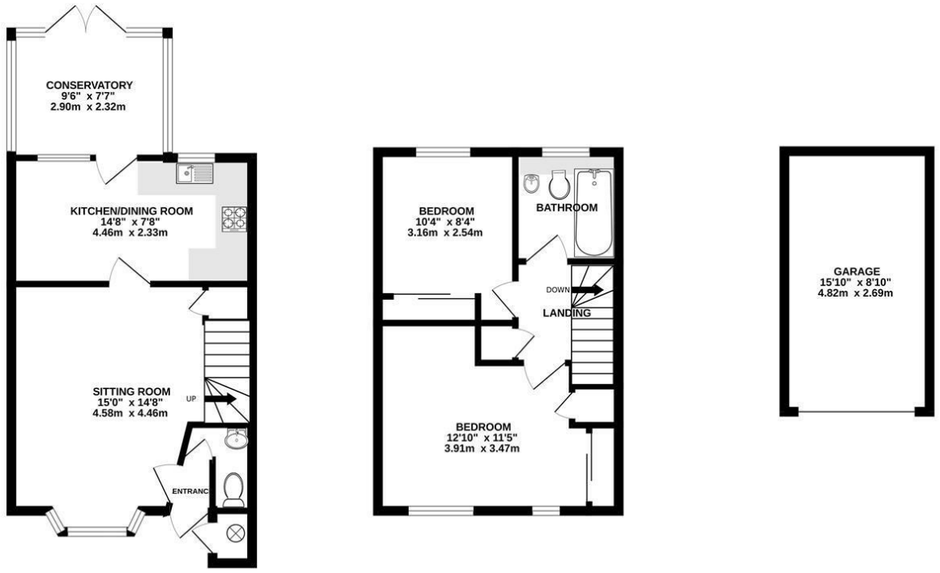

TOTAL FLOOR AREA 740 SQ. FT (EXCLUDING GARAGE)

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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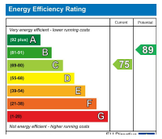

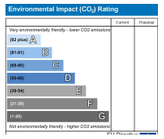

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Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

22 Withy Bush, Burgess Hill, West Sussex, RH15 8TT

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22 Withy Bush, Burgess Hill, West Sussex, RH15 8TT

Spacious two bedroom terrace house

Allocated parking

Garage en-bloc

Conservatory

South facing rear garden

Quiet cul-de-sac location

A very well-presented two-bedroom terraced house, situated in a quiet private cul-de-sac in Burgess Hill. The property benefits from allocated parking, a garage en-bloc, and a delightful south-facing rear garden. Enjoying a peaceful setting, the home also overlooks a well-maintained private communal green, adding to the sense of space and community.

Conveniently located, the property offers easy access by car to local amenities, schools, the town centre, and key transport links, making it an ideal choice for first-time buyers, downsizers, or investors seeking a well-connected yet tranquil location, with extra option to extend or convert the loft (subject to planning permission).

Ground Floor

Accessed via the front door, the property benefits from an external storage room that also houses the boiler, offering convenient additional space. The ground floor begins with an entrance hall, with doors leading to a downstairs cloakroom and the main sitting room.

The spacious sitting room enjoys a lovely outlook through a bay window over the communal green, framed by mature trees. It also offers useful understairs storage and leads through to the rear of the property where the kitchen is located. The modern kitchen/dining room has been tastefully fitted in recent years, providing ample space for both everyday dining and entertaining. Overlooking the rear garden, the kitchen opens into a bright and airy conservatory, which offers a flexible additional living space with double doors leading directly out to the south-facing garden—ideal for enjoying indoor-outdoor living.

First Floor

The first floor comprises a central landing with a linen cupboard, hatch with ladder to fully boarded and insulated loft area and doors leading to both bedrooms and the family bathroom. The main bedroom is a generously sized double, featuring built-in wardrobes, an additional storage cupboard, and pleasant views over the communal green to the front of the property.

The second bedroom is also a good-sized double, complete with a built-in wardrobe and enjoying views across the rear garden. The family bathroom is well-appointed and includes a bath with shower over, WC, and wash basin, offering a practical and comfortable layout for everyday living.

Further Attributes

Further attributes include gas central heating with a combi boiler fitted in 2022 and double glazing throughout.

Outside

To the front, the property features a low-maintenance garden, mainly laid to lawn and bordered by mature shrubs, offering a welcoming and tidy approach. Directly opposite the entrance is one allocated parking space, with a garage en bloc conveniently located around to the side.

The garage is accessed via an up-and-over door and provides generous storage space, further enhanced by loft storage with a pull-down ladder—ideal for keeping seasonal items or equipment neatly tucked away.

To the rear, the property boasts a private south-facing garden, designed for both relaxation and practicality. A paved terrace area provides the perfect spot for outdoor dining, while the remainder of the garden is laid to lawn, complemented by a garden shed and outdoor power supply. A rear gate offers direct access to a path leading straight to the garage en bloc, ensuring both convenience and connectivity.

Location

The property is tucked away in a quiet and peaceful corner of Withy Bush, a residential area located on the western outskirts of Burgess Hill. Its position offers a sense of privacy while still being conveniently close to key local amenities. The Triangle Leisure Centre is just a short distance away, providing a range of fitness and recreational facilities, and the nearby A23 offers quick and easy access for commuters travelling to Brighton, Gatwick, or London. This combination of tranquillity and connectivity makes the location ideal for both families and professionals alike.

Burgess Hill town centre offers a wide variety of amenities, including a Waitrose supermarket, independent shops, cafés, restaurants, and further leisure facilities. For commuters, the property enjoys excellent transport links, with Burgess Hill Station approximately 1.6 miles away, providing regular direct services to London Victoria and London Bridge in around 50 minutes, as well as convenient connections 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

Finer Details. - Tenure: Freehold
Title Number: WSX148173
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Ultrafast up to 1800 Mbps