



18 Bulbeck Close
Burgess Hill, RH15 9RG

■ ■ ■ Mark Reville & Co

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Guide Price £525,000 Freehold

An attractive and significantly improved three double bedroom detached family home, quietly tucked away within a small cul-de-sac, boasting a beautifully landscaped west facing rear garden. Presented in excellent decorative order throughout, the property offers light, spacious and well-planned accommodation. The ground floor comprises a welcoming entrance hall with a modern cloakroom, together with a generous L-shaped sitting/dining room featuring patio doors opening directly onto the rear garden. The beautifully appointed kitchen is fitted with an extensive range of high-gloss wall and base units, generous work surfaces and a full complement of integrated appliances, including an oven, hob, washing machine, fridge and freezer, with a door providing convenient side access to the garden. On the first floor are three well-proportioned bedrooms, including the principal bedroom with a stylish en suite shower room, together with a contemporary family bathroom fitted with a modern white suite and shower over the bath. Further benefits include gas fired central heating (new boiler & radiators 2023), uPVC double glazing and tasteful neutral décor throughout. The fully enclosed rear garden is undoubtedly one of the property's finest features. Enjoying a sunny westerly aspect, it has been thoughtfully landscaped to create an exceptional outdoor entertaining space. A large porcelain-tiled terrace extends across the rear of the property, providing the perfect setting for outdoor dining and relaxing in the afternoon and evening sunshine, complemented by attractive ambient lighting. Beyond lies a generous expanse of lawn, bordered by well-stocked flower beds and mature planting, while an attractive brick wall forms the rear boundary.

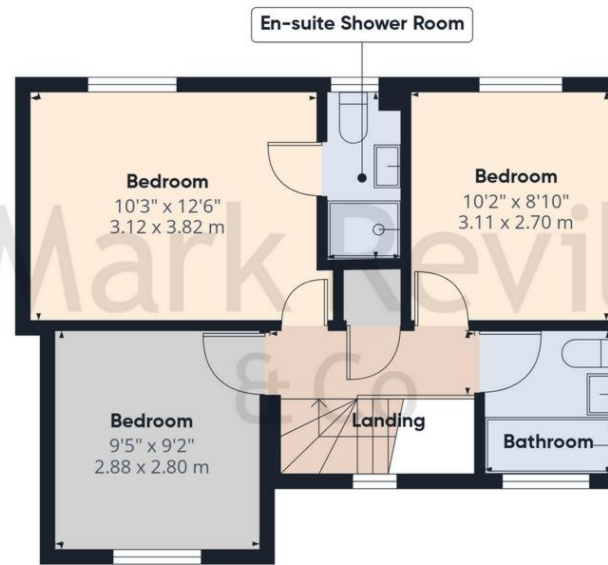
Bulbeck Close forms part of the highly sought-after Priory Village development, a popular residential area renowned for its peaceful setting and excellent convenience. A Tesco Superstore is within a short walk, while Burgess Hill town Centre offers an extensive selection of shops, cafés, restaurants, leisure facilities and a Waitrose supermarket. The property is ideally positioned for families, with a number of well-regarded primary and secondary schools nearby. The surrounding Sussex countryside and neighbouring villages provide an abundance of scenic walking and cycling routes, while Burgess Hill's mainline railway station and excellent road links offer easy access to London, Brighton, Gatwick Airport, Haywards Heath and Lewes, making the location ideal for both commuters and those seeking a balanced lifestyle.



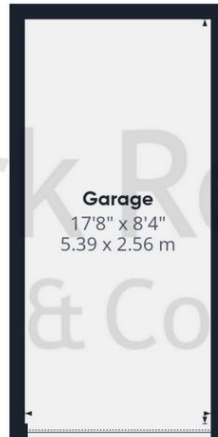




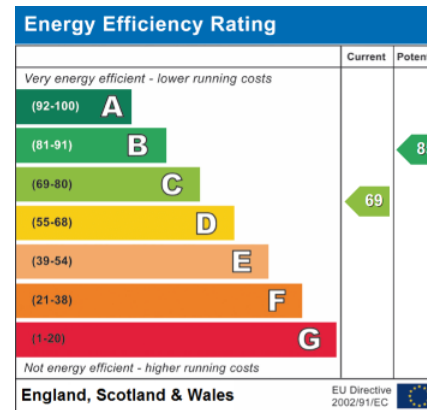
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

990 ft²
92 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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