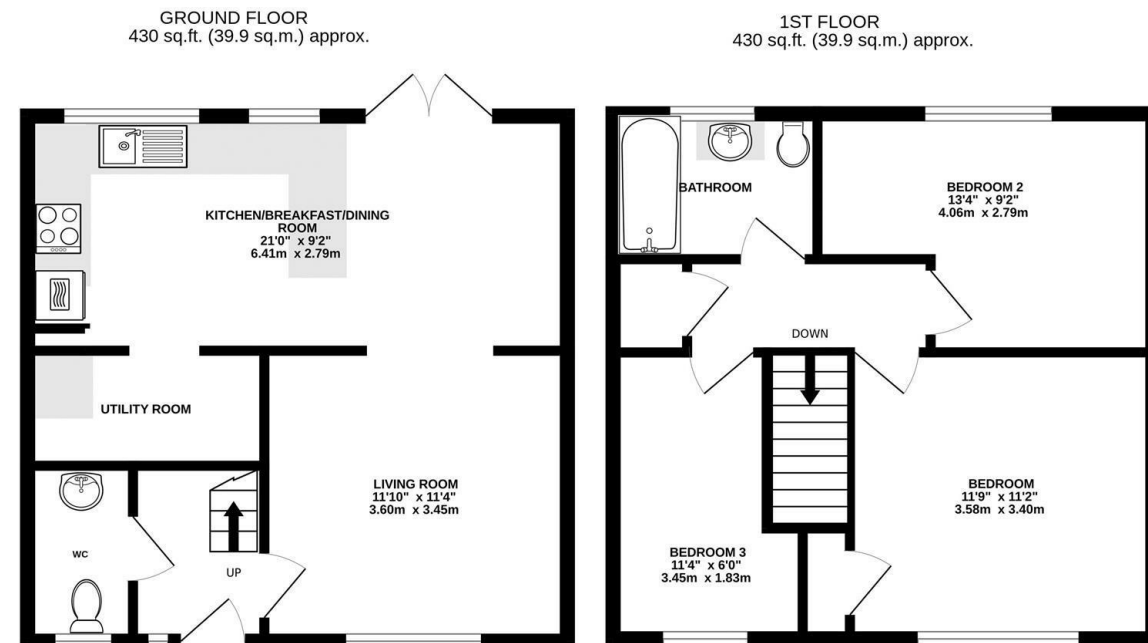
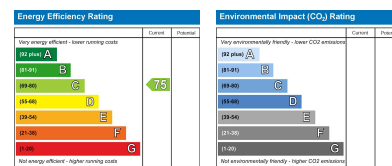




TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.
 Plans for illustration purposes only. Intending purchasers should check measurements personally.
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2 The Spinney, Burgess Hill, West Sussex, RH15 8AG

Guide Price £395,000 Freehold

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2 The Spinney, Burgess Hill, West Sussex, RH15 8AG

- * Beautifully presented 3 bedroom house
- * Spacious accomodation
- * Private garden
- * Off road parking and seperate garage
- * Updated throughout by the current owner
- * Short walk to Wivelsfield Station & Bedelands Nature reserve

The Property...

A stylishly presented and spacious three-bedroom home, significantly enhanced by the current owners and offering a striking contemporary interior with well-planned, sociable living space. Presented in excellent order throughout and ready for immediate occupation, the property is an ideal choice for families seeking a turnkey home.

Outside, there is generous off-road parking, a seperate garage and an attractive private rear garden, while Wivelsfield Station, Bedelands Farm Nature Reserve and Burgess Hill amenities are within easy walking distance.

Ground Floor

The front door opens into a welcoming entrance hall, setting the tone for the contemporary interior, with stairs rising to the first floor. A useful recessed area provides practical storage for coats and shoes, helping to keep the hallway neat and uncluttered.

The sitting room is a comfortable and inviting space with plenty of natural light. A wide opening leads through to the dining area, allowing the two spaces to work particularly well together whilst retaining a degree of separation.

The dining area comfortably accommodates a good-sized table and chairs, with direct access to the garden creating an easy connection with the outside and making it ideal for entertaining. From here, the accommodation flows naturally into the kitchen, creating a sociable and well-connected living space.

The modern kitchen is fitted with a comprehensive range of sleek white units, complemented by contrasting work surfaces and tiled splashbacks. There is generous preparation and storage space, together with a breakfast bar for informal dining. Appliances include an oven and hob, dishwasher and wine cooler.

A separate utility area provides valuable additional storage and space for further appliances, while a ground floor cloakroom completes the accommodation.

First Floor

The first floor provides three bedrooms together with a contemporary family bathroom.

The principal bedroom is a generous double room, stylishly presented with a large window and fitted shutters, and offers ample space for freestanding bedroom furniture. The second bedroom is another well-proportioned room, currently accommodating a double bed alongside a dedicated desk area, demonstrating the versatility of the space. The third bedroom provides further flexible accommodation, equally suited as a child's bedroom, guest room, nursery or home office.

Serving the bedrooms is the modern family bathroom, fitted with a white suite comprising a panel-enclosed bath with glazed shower screen, wash basin with useful vanity storage beneath and WC. A large window allows for plenty of natural light and ventilation.



Further Attributes

Additional attributes include gas fired central heating and double glazing.

Outside

One of the particularly appealing features of the property is the generous block-paved frontage, providing excellent off-road parking. The property also benefits from a garage, providing secure parking or useful additional storage.

To the rear is an attractive private garden, thoughtfully arranged to provide a combination of areas for relaxing, dining and entertaining. Paved and lawned sections are complemented by established planting, including mature shrubs, ornamental grasses and flowering plants, giving the garden a pleasant sense of maturity and privacy.

French doors provide a direct connection between the house and garden, while the seating areas offer plenty of space for outdoor furniture and summer entertaining. A garden shed provides further useful storage.

Location

The Spinney occupies an exceptionally convenient position just off Leylands Road in Burgess Hill, making it particularly well suited to buyers who require straightforward access to the railway network. Wivelsfield railway station is approximately 100 yards away and provides regular services towards London, Brighton and Gatwick Airport, making the property an excellent proposition for commuters.

There is easy access to Burgess Hill town centre, which offers a wide range of amenities including a Waitrose supermarket, local shops, cafés, and Burgess Hill mainline railway station. The Triangle Leisure Centre and the A23 link road are also within close reach, providing convenient connections to Brighton, Gatwick, and beyond.

Immediately behind the property lies Bedelands Farm Local Nature Reserve, an attractive 80-acre natural space comprising ancient meadows, woodland, hedgerows and ponds. This provides a wonderful setting for walking and enjoying the countryside, all within easy reach of the property.

Finer Details

Tenure: Freehold
Title Number: SX160140
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Superfast up to 80 Mbps

NB – Photography was taken prior to the current tenancy. As such, the photographs may not reflect the property exactly as it is currently presented.

