





DESCRIPTION

Malthouse Lane is situated on the highly desirable west side of Burgess Hill, offering residents peaceful surroundings with nearby woodland walks, tranquil public footpaths, and easy access to the A23, providing convenient links to London, Gatwick Airport, and the South Coast via the A27. Just a short walk away, you'll find West Park Nature Reserve on your doorstep, a Tesco Express down the road, and a choice of well-regarded schools including Southway Juniors, The Gattons Infants, and St Paul's Catholic College. The area is also home to the popular Woolpack Pub with its beer garden and the Triangle Leisure Centre, just a 10-minute walk away.

Hunters are pleased to present this superb end of chain, two-bedroom semi-detached bungalow, offering modern, single-level living and a stunning 150ft rear garden.

To the front, the property features a generous driveway with parking for several vehicles, additional on-street parking, and gated side access leading to the rear garden.

The front door, located to the side of the property, opens into a spacious entrance hall finished with hardwood flooring, which runs throughout the home. At the front of the bungalow are two well-proportioned double bedrooms, both benefitting from built-in wardrobes and ample space for additional bedroom furniture.

The modern family bathroom is beautifully appointed with stylish grey tiling, a spa bath with overhead shower, and a sleek vanity unit with WC and basin.

To the rear, the property has been extended to create a fantastic open-plan living and dining space. The living room connects seamlessly to the dining area, which enjoys delightful views over the garden and direct access to the patio through glazed doors - making it ideal for entertaining. The kitchen is immaculately presented with oak wood worktops, classic white shaker-style cabinets, and a range of integrated appliances including a double oven, 4-ring gas hob, 1.5 ceramic sink and drainer, and fridge/freezer.

The impressive 150ft rear garden has been thoughtfully landscaped, offering multiple areas for relaxation and outdoor dining. A renovated outbuilding with bi-fold doors, a drinks bar, and a wood-burning stove provides the perfect spot for entertaining year-round. At the far end of the garden, there's also a large workshop with power, ideal for use as a home office or studio.



FEATURES

- END OF CHAIN
- Two Bedroom Semi-detached House
- Desirable West Burgess Hill location
- Easy access to A23/A27
- Nearby schools and amenities
- Two double bedrooms
- Modern family bathroom
- 150ft landscaped rear garden
- Outbuilding with bar and stove
- Council tax band E
- EPC rating C



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	69	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

