



34 Manor Gardens

HURSTPIERPOINT | WEST SUSSEX | BN6 9RP

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Situation

A exceptionally presented and much improved 2 double bedroom bungalow, centrally located within the village with off street parking and scope for enlargement

Hurstpierpoint is a vibrant village with a bustling High Street including a green grocers, deli, butchers, Post Office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

Having been the subject of significant updating and remodelling this centrally located bungalow offers contemporary open plan living space and well appointed bedrooms showcasing modern finishes including engineered oak flooring throughout. The living space resides at the rear of the property with a large and light sitting/dining room with patio doors overlooking the landscaped rear garden. The recently fitted luxury kitchen, has a range of integrated appliances along with oak block worksurfaces and has space for a small table. A modern bathroom and 2 double bedrooms reside at the front of the property with the bedrooms benefitting from bespoke plantation shutters. There is considered huge scope to develop the loft space (stnc). Landscaped gardens surround the property on 3 sides providing a private rear garden comprising Indian sandstone patios and lawn softened by split level modern planted beds. A sizable timber garden shed provides ample secure, outdoor storage and the driveway provides off-street parking for 2 cars.



Overview

Kitchen

- » 'Shaker Style' wall and base units
- » Oak block worksurfaces
- » Inset 'Neff' induction hob with extractor fan over
- » Fitted 'Neff' electric oven
- » Integrated 'Neff' fridge freezer
- » Integrated 'Neff' slim line dishwasher
- » Cupboard with space for stackable washing machine and tumble dryer
- » Engineered oak flooring

Bathroom

- » Panelled bath with wall mounted 'Aqualisa' shower
- » Low level w.c. suite with concealed cistern
- » Heated ladder style towel radiator
- » Tiled floor

Specification

- » Wall mounted 'Worcester' gas fired boiler located in the utility cupboard
- » Recently re-wired and enhanced heating system
- » Landscaped gardens with driveway for 2 off street parking spaces

External

The property is approached over a paved path to the front door flanked on either side by lawns and well stocked shrub and plant beds. There is a driveway providing parking for 2 cars. A timber garden gate provides access to the rear garden where an elevated paved terrace adjoins the rear of the property, housing a sizable timber garden shed. Steps lead down through well stocked retaining plant beds to a lawn and further private paved patio.





Transport Links

Hassocks Train Station	approx. 1.7 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.3 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Manor Gardens, Hurstpierpoint, BN6 9UG

Approximate Gross Internal Area = 72.2 sq m / 777 sq ft

Store = 7.8 sq m / 84 sq ft

Total = 80.0 sq m / 861 sq ft

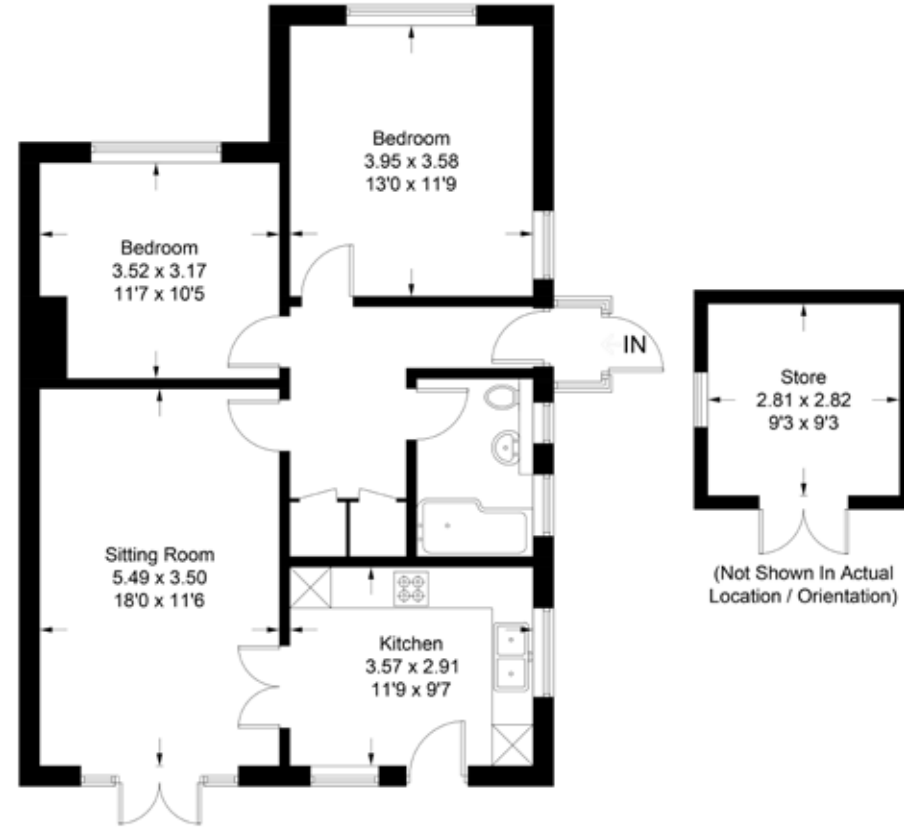


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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