

8 Hurst Gardens Hurstpierpoint | West Sussex | BN6 9ST



## Situation

A delightful and well presented semidetached family house, situated a short walk from the village amenities benefiting from a west facing rear garden, off street parking and a garage

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.

Within walking distance of the High Street and the local primary school, this 3 bedroom semi detached house is situated in a popular residential cul-de-sac. The property benefits from a sizable double aspect sitting/dining room along with patio doors leading into the conservatory. The kitchen also resides at the rear of the property and there is the benefit of a cloakroom/w.c. on the ground floor. Stairs lead to the first floor where there are 2 double bedrooms and a single bedroom along with a bathroom. The principal bedroom has a range of fitted wardrobe cupboards. The rear landscaped gardens are predominantly laid to lawn with 2 patio areas bordered by wonderfully kept mature shrub and plant beds. A large driveway to the side of the property provides off street parking for 2 cars and access to the detached garage.







## Overview

#### Kitchen

- » Shaker style wall and base units
- » Inset sink
- » Space for electric cooker
- » Space for washing machine
- » Space for fridge freezer

#### Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin

#### Specification

- » Wall mounted gas fired 'Glow Worm' boiler located in the kitchen
- » West facing rear garden
- » Detached garage

#### External

The property is approached over a block paved driveway and path to the front door flanked on one side by the front lawn. The driveway provides off street parking for 2 cars and continues via wrought iron gates along the side of the property to the detached garage. A paved patio adjoins the rear of the property leading to the area of lawn bordered by well stocked shrub and plant beds. There is also the benefit of a greenhouse.



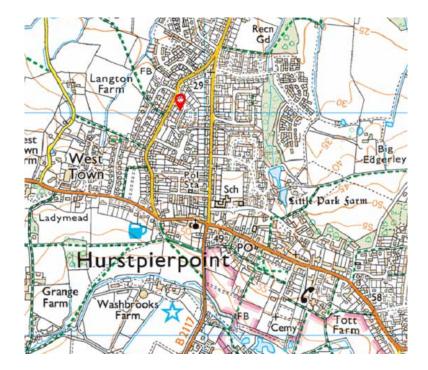












### Transport Links from 8 Hurst Gardens

Hassocks Train Station	approx. 1.9 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.4 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 20 miles

## Hurst Gardens, Hurstpierpoint, BN6 9ST

Approximate Gross Internal Area = 89.1 sq m / 959 sq ft Garage = 13.5 sq m / 145 sq ft Total = 102.6 sq m / 1104 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

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#### A buyer is advised to obtain verification from the solicitor.

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