



11 Talbot Mead

HURSTPIERPOINT | WEST SUSSEX | BN6 9FN

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# Situation

A modern semi detached family house arranged over 3 floors with views out over the green benefiting from a landscaped rear garden and garage

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, 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.

With the select development completed in 2014, this spacious family house offers well-appointed rooms arranged over 3 floors overlooking the green at the front and neighbouring farmland at the rear. Reception space is plentiful with a large sitting room at the front of the property being wonderfully light from the bay window. The kitchen/breakfast room lies at the rear of the property and opens out onto the landscaped rear garden. The kitchen has a range of integrated 'AEG' appliances and silestone worksurfaces. There is also the benefit of a useful utility room. There are 3 bedrooms and a family bathroom on the first floor and the master bedroom suite on the second floor has a walk in dressing room and en-suite shower room. The rear contemporary landscaped garden comprises a sizable paved terrace, partly covered with a pergola perfect for entertaining. Further to this, steps lead down to an area of artificial grass. A paved driveway to the side of the property provides off street parking and access to the attached garage.



# Overview

## Kitchen

- » Modern wall and base units
- » Silestone worksurfaces
- » Inset 'AEG' 5 ring gas hob with extractor over
- » Fitted eye level 'AEG' double electric oven
- » Fitted 'AEG' dishwasher
- » Fitted 'AEG' fridge freezer
- » Ceramic tiled floor



## Bathrooms

There is a bathroom and en-suite shower room both benefiting from fully fitted white suites including a panelled bath with hand shower attachment, corner shower cubicle, low level w.c. suites and wash hand basins.

## Specification

- » Wall mounted 'Ideal' gas fired boiler located in the utility room
- » Landscaped rear garden
- » Integral garage



## External

The property is approached over a block paved driveway with parking and access to the integral garage. A sizable paved terrace is part covered by a wooden pergola adjoining the full length of the rear of the property. Steps lead down through well stocked raised shrub and plant beds to a large area of artificial grass.







## Transport Links from 11 Talbot Mead

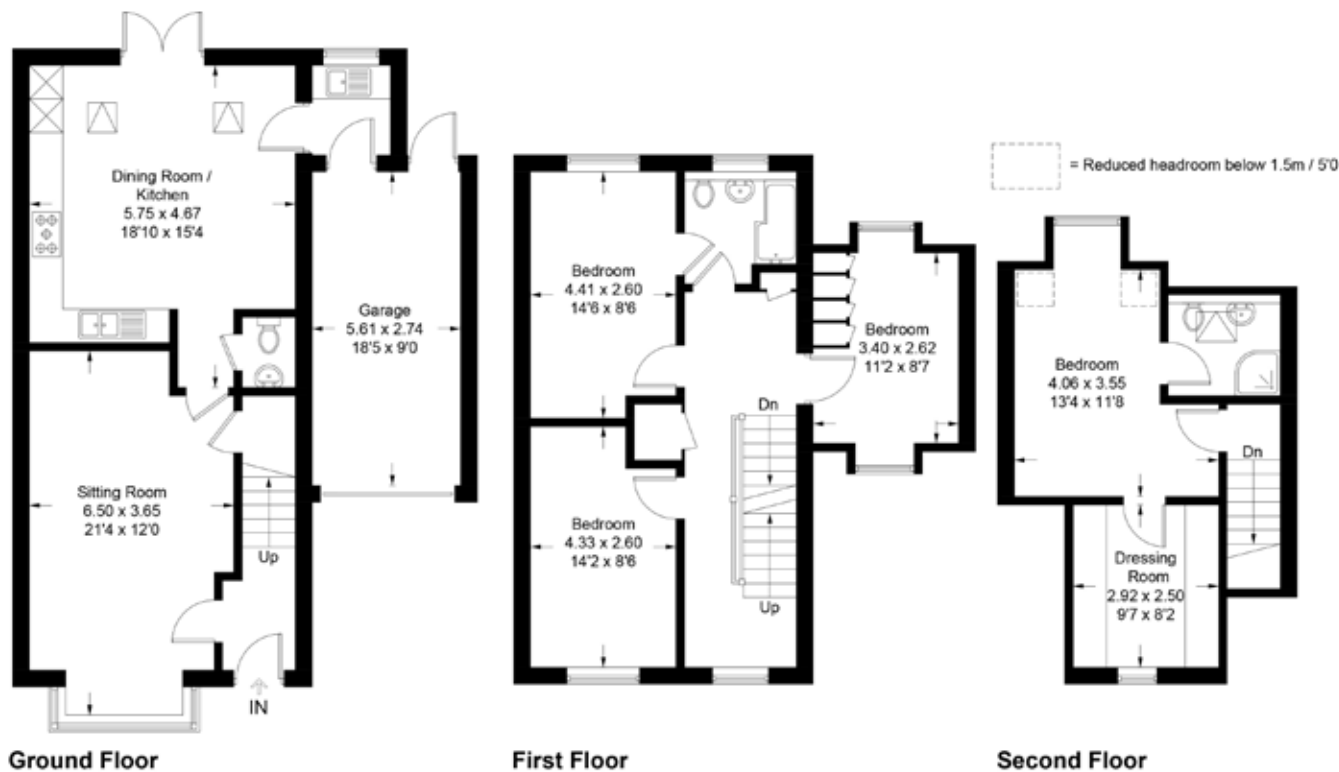
Hassocks Train Station	approx. 2.5 miles
Haywards Heath Train Station	approx. 6.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.9 miles
Brighton	approx. 9.5 miles
Gatwick Airport	approx. 19 miles

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.

## Talbot Mead, Hurstpierpoint, BN6 9FN

Approximate Gross Internal Area = 154.9 sq m / 1667 sq ft



A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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