



9 Hurst Gardens

HURSTPIERPOINT | WEST SUSSEX | BN6 9ST

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Situation

A very well presented and well maintained semi-detached house situated in a popular cul-de-sac with landscaped gardens and detached 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.

The property is tucked away in a popular cul-de-sac within easy walking distance to both the High Street and the much sought-after St Lawrence primary school. Having been well maintained and updated throughout, the property offers a large and open plan double aspect sitting/dining room along with a ground floor cloakroom/w.c. The kitchen with oak block worksurfaces sits at the rear of the property and also benefits from a range of fitted appliances. Stairs lead to the first floor where three bedrooms reside along with a contemporary styled bathroom. The recently landscaped rear garden is predominantly laid to lawn with two paved patio areas bordered by mature shrubs along one side. A large driveway at the rear of the property provides off street parking for a couple of cars and access to the detached garage.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset sink and drainer
- » Inset 'Beko' electric induction hob with extractor fan over
- » Integrated electric oven
- » Integrated 'Kenwood' slimline dishwasher
- » Space and plumbing for washing machine



Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Tiled floor
- » Fully tiled walls



Specification

- » Wall mounted 'Alpha' gas fired boiler
- » Large landscaped rear garden
- » Detached garage and driveway

External

The property is approached over a paved pathway to the front door flanked on either side by well stocked shrub beds. Access to the rear garden is via a timber gate where a sizable paved patio adjoins the rear of the property. A central lawn is flanked on one side by mature shrubs and a path on the other side leading to a further paved patio at the rear of the garden. A detached garage and driveway at the rear of the property provides off street parking and storage.





Transport Links from 9 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

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.

Hurst Gardens, Hurstpierpoint, BN6 9ST

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 93.3 sq m / 1004 sq ft

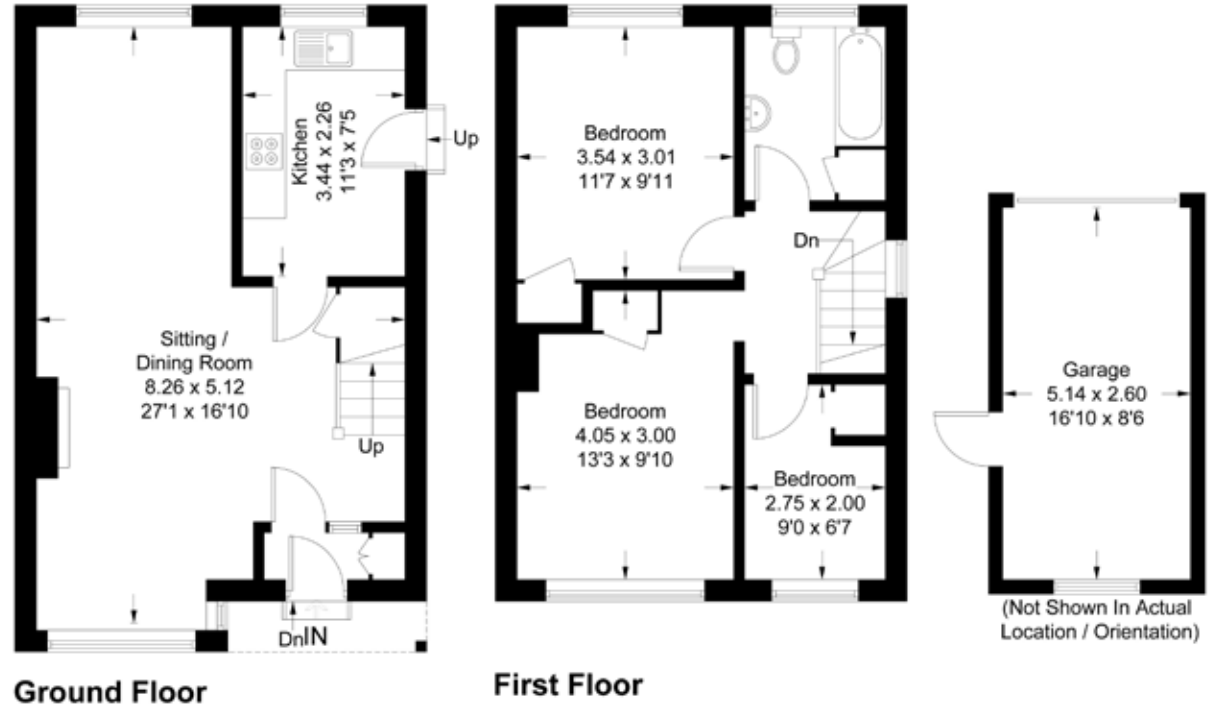


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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