



Spenny Thorne

13 WILDERNESS ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9XD

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Situation

A beautifully renovated and extended semi detached bungalow offering modern, energy efficient, open plan living, benefiting from a large corner plot with a private landscaped rear garden

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.

Beautifully extended and renovated throughout, this versatile semi-detached bungalow combines modern energy-efficient design with the opportunity for further extension (stnc). The heart of the home is the wonderfully light and sizable open plan kitchen/dining/sitting room benefiting from large patio doors opening out onto the landscaped rear garden. The kitchen boasts a range of integrated appliances along with a breakfast bar and dining area providing a marvellous space perfect for entertaining. Four bedrooms are serviced by a modern fitted bathroom with the sizable principal bedroom benefiting from a range of fitted wardrobe cupboards and a contemporary styled en-suite shower room with a range of technological features including inset 'Bluetooth' ceiling speakers. Set in a large corner plot, the rear private garden has been beautifully landscaped by the current owners creating a wonderful contemporary space for all the family. A raised decked seating area adjoins the rear of the property overlooking the large gazebo and seating area with built in barbeque. The central lawn extends on two sides of the house with an area assigned for children's play equipment that could very easily house further sheds for a studio to work from home (stnc). External storage is plentiful with a garden shed and attached store. To the front of the property the shingle driveway provides parking for a couple of cars.



Kitchen

- » Shaker style wall and base units
- » Quartz worksurfaces
- » Inset sink with drainer
- » 'Stoves' range cooker with extractor fan over
- » Integrated 'Kenwood' dishwasher
- » Space for fridge freezer



Bathrooms

Family Bathroom

- » Panelled bath with wall mounted shower and hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Wash hand basin
- » Fully tiled floors
- » Storage cupboard with space and plumbing for washing machine
- » LED light mirror with 'Bluetooth' speaker



Principal Bedroom En-Suite Shower Room

- » Fully tiled walk in shower with hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Wash hand basin
- » Heated ladder style towel radiator
- » Fully tiled floors



Specification

- » 'EHC Neptune' immersion heater located in the loft
- » Electric heating with smart app controllable radiators
- » Remote controlled electric blinds in principal bedroom
- » Sensor lights in corridor
- » The property was fully re-wired in 2020
- » Large sun fill landscaped garden with modern barbeque area and assigned children's play area with rubber chippings
- » Electric car charging point on driveway
- » Photovoltaic solar panels and battery storage unit



External

The property is accessed over a shingle driveway with parking for a couple of cars and an electric vehicle charging point. The rear garden is accessed via a timber gate where a raised decked area adjoins the rear of the property with steps down to a central lawn. There is a sizable gazebo and seating area styled in a modern fashion with built in barbeque to one corner. The lawn continues and adjoins the property on two sides along with an area for children's play apparatus with rubber chippings. There is also a large timber storage shed with attached store.





Transport Links

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 7.6 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.3 miles
Brighton	approx. 8.9 miles
Gatwick Airport	approx. 19.4 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.

Wilderness Road, Hurstpierpoint, BN6 9XD

Approximate Gross Internal Area = 118.7 sq m / 1278 sq ft

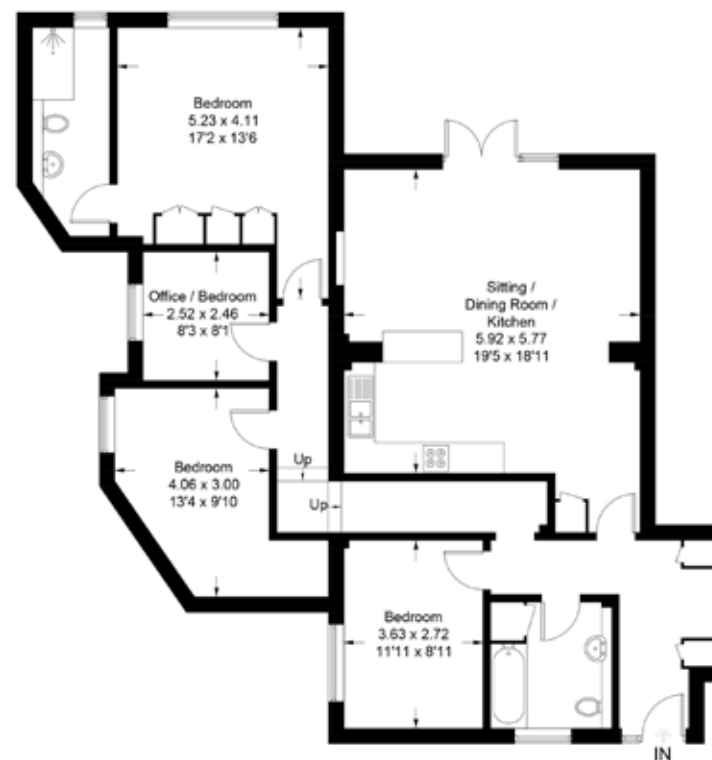


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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