



ESTATE AGENTS & VALUERS

61 Boundary Road
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- Newly Refurbished Detached Property
- Newly Fitted Kitchen & Bathroom
- No Chain
- Hassocks Mainline Station 1.9 Miles Away
- Highly Sought After Location
- Two Double Bedrooms
- Newly Fitted Central Heating & Bolier
- Close To Hurstpierpoint High Street (0.3 Miles)
- Good Size Rear Garden
- Simply a Must View

Wilderness Road, Hurstpierpoint

Price: £550,000 Freehold



Total Area: 84.0 m² ... 904 ft² (excluding garage)

All measurements are approximate and for display purposes only.

Cox & Co are pleased to offer this recently renovated property, which showcases a modern finish throughout. It has a private garden, off-street parking, and a garage.

Hurstpierpoint High Street is only an eight-minute walk away (0.3 miles). It has a vibrant village atmosphere and a bustling High Street, including a greengrocer, deli, butchers, Post Once, four restaurants, three public houses, and a church. Hurstpierpoint and Hassocks both have a range of revered state and private schools.

The larger village of Hassocks is only 0.9 miles away, and its mainline train station provides regular rail services to London and Brighton City Centres.

Situated along a popular road close to the village centre, this detached property has been the subject of a recent renovation. It includes a newly fitted kitchen and shower room, completely re-wired throughout, and benefiting from a new heating system. The property has been internally re-modelled and styled to complement a more modern lifestyle.

The wonderfully light sitting room, which benefits from a sizable bay window, is located at the front of the property. The kitchen has a range of integrated appliances, a breakfast bar, and a helpful pantry area. Two double bedrooms look out over the rear garden and an open space in the hallway.

A shower room with a large walk-in shower services the two bedrooms. The private rear garden comprises a large curved rear patio and an area of lawn surrounded by colourful, well-stocked shrub and plant borders. The front garden is hard landscaped for ease of maintenance, with a recently laid shingle area providing street parking for two cars and access to the attached garage.

The property is being sold with vacant possession and no onward chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC