

# 10 St. Christophers Road

Hurstpierpoint, BN6 9UX

## Offers in the region of £725,000

St Christophers, is a small crescent situated off Marchants Road within the village of Hurstpierpoint. The High Street has an excellent range of facilities including a village stores, Post Office, Greengrocers, Deli and many other independent retail outlets. Hurst also has a choice of restaurants, cafes and pubs and miles of countryside walking in the South Downs can be accessed from the village. Hassocks mainline railways station is within 2 miles to the east providing regular services to Gatwick, London and Brighton & Hove. Secondary schooling is also readily accessible in the surrounding area including Downlands at Hassocks, Warden Park and Hurstpierpoint College.

This wonderfully spacious home has been skilfully extended to provide versatile accommodation arranged over 3 floors. The original living room provides a light and airy living space with access into a very useful conservatory. The large kitchen breakfast room is well fitted with some fitted appliances and plenty of work space and informal dining space. The kitchen opens onto the west facing patio area and also open plan into a formal dining space or family area. Off the kitchen is an additional ground floor shower room and cloakroom.

On the first floor is a good sized master bedroom with large en-suite bathroom with separate shower. There are two further bedrooms and a family bathroom on this level and a staircase leads to the second floor where there are 2 further bedrooms and a washroom/WC. Excellent views of the village and beyond can be seen from this level. Externally, there is a west facing rear garden laid as lawn with a very pleasant patio area being ideal for alfresco dining. To the north west boundary there is secure gated vehicular access to a single garage.



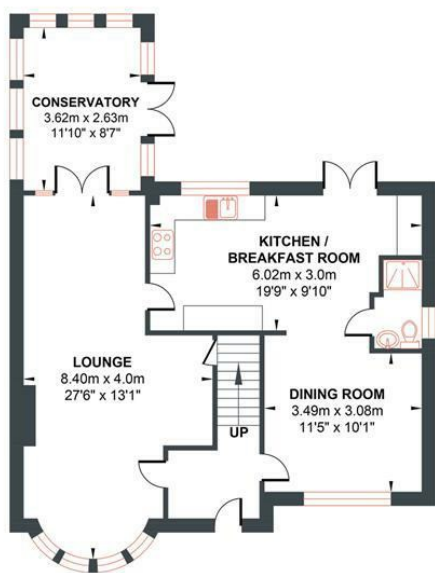
- Extended Semi Detached House
- Fabulous Kitchen Breakfast Room
- Master Bedroom With Ensuite
- Popular Location Close to Schools, Parks, Shops, and Restaurants
- Wooden Flooring
- Just Under 1900sqft Arranged Over 3 Floors
- Close proximity to St Lawrence School
- Highly Sought-After Village of Hurstpierpoint
- Single Garage and Off Street Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79
England & Wales	EU Directive 2002/91/EC	

## ST CHRISTOPHER'S ROAD

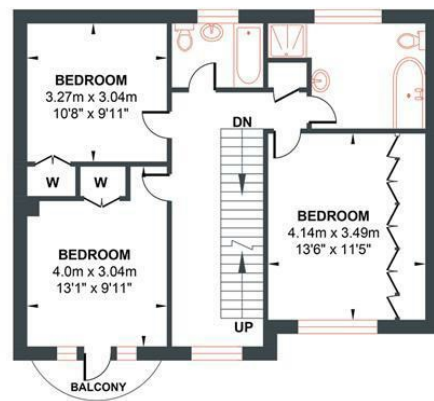
Approximate Gross Internal Area = 177.70 sq m / 1912.74 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.



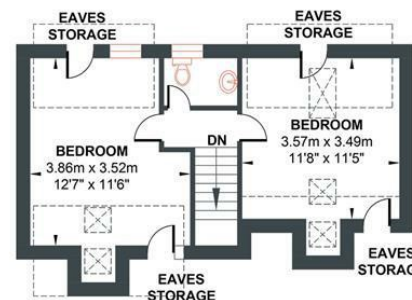
GROUND FLOOR

Approximate Floor Area  
779.19 sq ft  
(72.39 sq m)



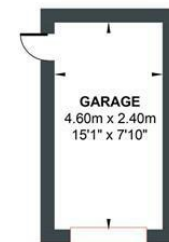
FIRST FLOOR

Approximate Floor Area  
657.78 sq ft  
(61.11 sq m)



SECOND FLOOR

Approximate Floor Area  
356.93 sq ft  
(33.16 sq m)



GARAGE

Approximate Floor Area  
118.83 sq ft  
(11.04 sq m)

