



Manor Gardens

Hassocks, BN6 9UG



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Asking price £550,000

On entering this lovely family home, it is clear how much time and attention to detail has been spent on it over recent months. From the attractive tiled hallway flooring to the high-end bespoke kitchen, this property has all you would expect from a family home and more.

The ground Floor flows through from front to back, having a spacious lounge, large dining area and beautiful kitchen with base and wall mounted cupboards, a butlers sink and double oven with induction hob and beautiful quartz worktops, incorporating the central Island as another focal point in this great space. The full-width bi-fold doors lead onto a landscaped and very secluded rear garden, which in turn has access to a double length garage to the rear and side of the house. Upstairs there are 3 bedrooms, two being of a double size, with a good sized family bathroom. There is a sizeable boarded loft that would lend itself perfectly to a further bedroom, having full height into the roof (STPC).

Hurstpierpoint village has a broad range of shops including a bakery, butchers, green grocers and chemist. There is an eclectic mix of restaurants, public houses, health centre and the St Lawrence Church of England primary school (Ofsted rated outstanding) and a village church. The M25 orbital motorway can be accessed via the A23, linking to other networks, Gatwick and Heathrow airports and the coast.

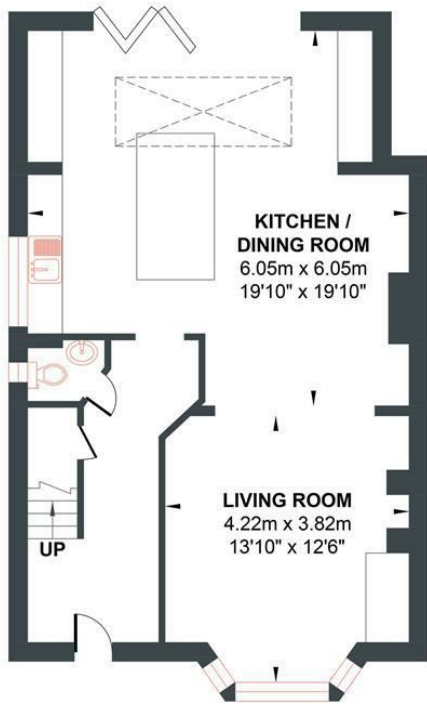


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

- Semi-Detached
- 3 Bedrooms
- Garage
- Parking
- Open Plan Kitchen
- Garden
- Living Room
- Close to Village
- Great Location
- Modern

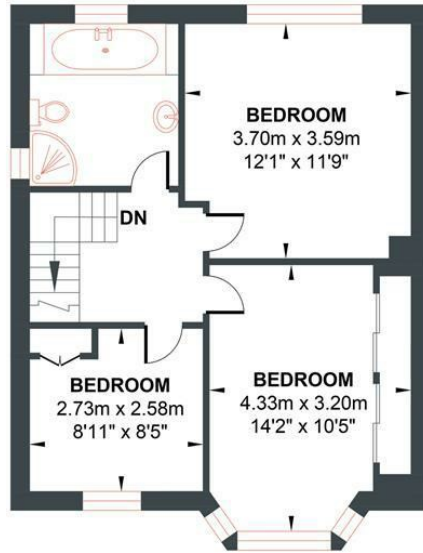
MANOR GARDENS

Approximate Gross Internal Area = 130.43 sq m / 1403.93 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



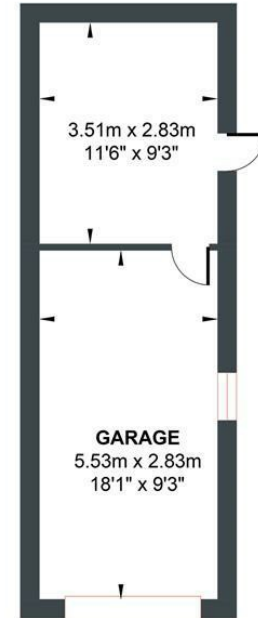
GROUND FLOOR

Approximate Floor Area
629.90 sq ft
(58.52 sq m)



FIRST FLOOR

Approximate Floor Area
495.57 sq ft
(46.04 sq m)



GARAGE

Approximate Floor Area
278.46 sq ft
(25.87 sq m)



