



The Cottage Brighton Road

Hurstpierpoint, BN6 9EF

Asking price £325,000

An Interesting And Unusual Mews Cottage, In A Truly Tucked Away Position Within The Heart Of Hurstpierpoint Village.

This one bedroom attached property is a mix of traditional cottage and New York loft style living. On the ground its a good size living room with newly sanded wooden floor and access to the decked rear garden. A door provides access to a good size kitchen dining room. A particular feature of the property is the spiral staircase that leads from the living room to the superb light and airy loft style bedroom with en suite bathroom with separate shower cubicle.

The Cottage although extremely well secluded is only moments away from the bustling Hurstpierpoint High Street. With its Post Office, Village Stores, Pubs and Restaurants. Hassocks mainline railway station is within 1.5 miles to the East. The Southdowns and country walks are easily accessible.

Viewing Is Highly Recommended

- Interesting Attached Mews Cottage
- Traditional Cottage Meets New York Loft Styling
- Decked Rear Garden
- Newly Sanded Wooden Flooring
- Tucked Away Yet Central Village Location
- Freehold
- Chain Free Sale

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		
	75	88
	EU Directive 2002/91/EC	
	England & Wales	



BRIGHTON ROAD

Approximate Gross Internal Area = 70.07 sq m / 754.22 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

GROUND FLOOR

Approximate Floor Area
368.55 sq ft
(34.24 sq m)

FIRST FLOOR

Approximate Floor Area
385.67 sq ft
(35.83 sq m)

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