



**26 Iden Hurst**  
Hurstpierpoint, BN6 9XZ

**Guide price £650,000**

This deceptively spacious house has been substantially extended by the present owners and offers excellent accommodation for the growing family. It is also an amazing and affordable opportunity to acquire the facility of five bedrooms, creating truly flexible living. On the ground floor there is a welcoming hallway with cloakroom off, a very pleasant lounge with access through to the well fitted kitchen. The extended accommodation on the ground floor provides a spacious family dining room and a utility room. On the first floor are five bedrooms which are served by both a bathroom/WC and a shower room/WC.

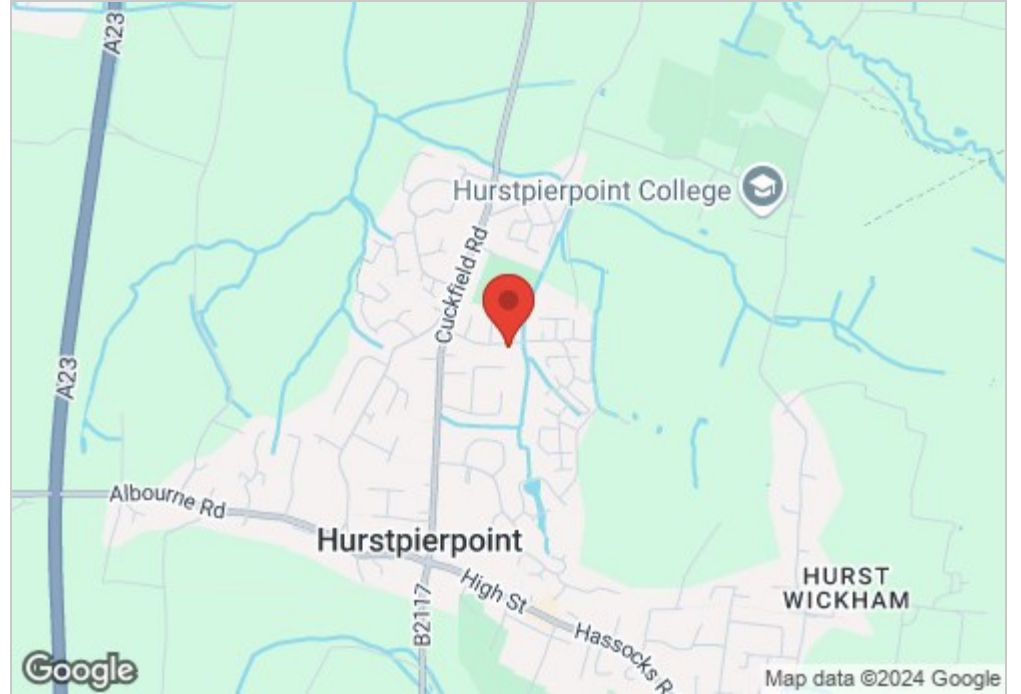
There is plenty of scope for the eventual owners to reconfigure both the upstairs and downstairs layout to provide En-suite facilities and/or to open up the ground floor to allow for more open plan living.

Externally, there is a sunny south facing rear garden which enjoys a high level of privacy, with timber shed and good access to either side of the property. To the front, which has recently been completely re-landscaped, there is a Cotswold shingle driveway, leading to the single integral garage planted areas and a brick paved pathway to the front door.

Idenhurst sits just to the north of the village and connects well with a network of safe pathways and cycle routes to the village high street, the school and plenty of dog walking. The village of Hurstpierpoint is well served with shops, public houses, restaurants and cafes and it's excellent primary school. Hassocks mainline railway station is within 5 minutes in the car with regular services to London, Gatwick and Brighton & Hove. Secondary schooling is available at Downlands Community School at Hassocks.

- Four to Five Bedroom Detached House
- Dining Room
- Two Bathrooms
- Off Road Parking
- Living Room
- Utility Room
- Garage
- Village Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	67	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**IDEN HURST**  
Approximate Gross Internal Area = 145.45 sq m / 1565.61 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**GROUND FLOOR**  
Approximate Floor Area  
813.85 sq ft  
(75.61 sq m)

**FIRST FLOOR**  
Approximate Floor Area  
751.75 sq ft  
(69.84 sq m)

Foster & Co and their clients give notice that:  
These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.  
We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.  
All measurements are approximate