

100 Iden Hurst
Hurstpierpoint, BN6 9YJ

Asking price £775,000

This beautifully presented detached home is situated in the newer section of Idenhurst which enjoys open countryside only a few metres away and safe pathways with cycle routes linking to the bustling village high street. St Lawrence CEP School is within comfortable strolling distance and Hassocks mainline railway station is within 3 miles to the east.

This impeccably presented family home was built by Messrs. Bovis Homes in 2019 and has been meticulously improved over the original builders specification, to provide a fabulous contemporary home for family living. The ground floor has a welcoming entrance hall with cloakroom and spacious lounge. Across the back of the ground floor is a state of the art kitchen opening open onto the family dining area, with French doors overlooking the sun terrace and landscaped garden beyond.

Upstairs there is a master bedroom with ensuite and 3 other bedrooms served by a family bathroom. Externally, there is lovely lawned garden which extends to the rear of the single garage, allowing space for a children's play area or trampoline. Immediately behind the house is a high quality paved patio area forming a wonderful social area for alfresco dining, with the added benefit of backing west for maximum afternoon and evening sunshine.

Iden Hurst is based just a short walk away from the centre of the village with its popular independent restaurants and pubs. Hurstpierpoint college is also a short walk away. Hurst meadows is a popular walk locals like to enjoy with the stunning scenery West Sussex has to offer.

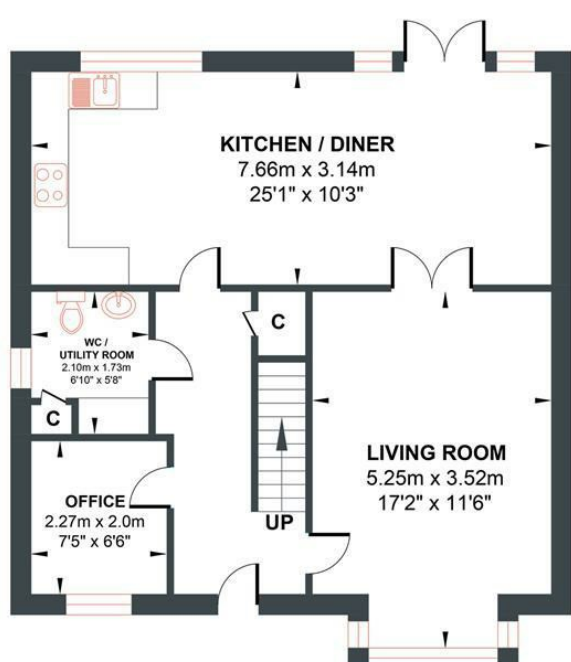


- Detached
- 2 Bathrooms
- Utility Room
- Living Room
- Garage
- 4 Bedrooms
- Study
- Open Plan Kitchen
- Beautiful West Facing Garden
- Parking

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		
England & Wales	EU Directive 2002/91/EC	

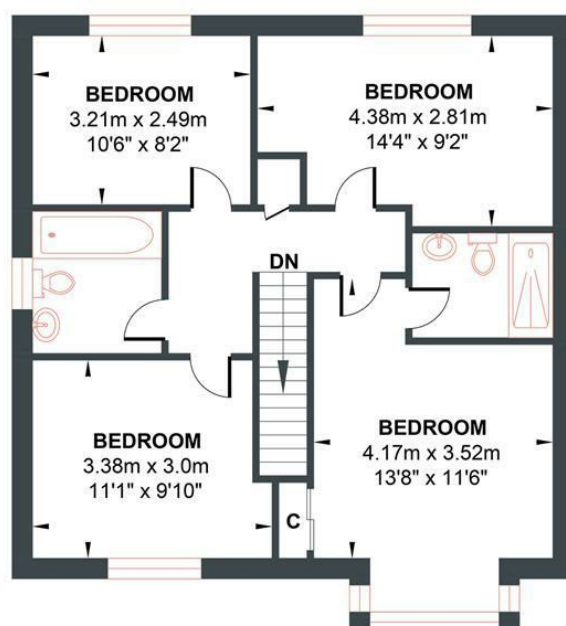
IDEN HURST

Approximate Gross Internal Area = 138.50 sq m / 1490.80 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
651.10 sq ft
(60.49 sq m)



FIRST FLOOR

Approximate Floor Area
651.10 sq ft
(60.49 sq m)



GARAGE

Approximate Floor Area
188.58 sq ft
(17.52 sq m)

