



FOSTER
& CO.

Manor Road

Hurstpierpoint, BN6 9UW

Guide price £350,000

This charming end of terrace cottage in Hurstpierpoint offers a cozy and inviting atmosphere, perfect for those seeking a peaceful retreat. The property is situated in a quiet tucked away location, yet within easy reach of the popular village High Street and local primary school.

The front door opens into the porch and then into the cozy living room with attractive fireplace and wood burning stove, through to the kitchen which in turn opens onto the extension which provides a useful dining room. The bathroom is also located on the ground floor.

On the first floor are two good sized bedrooms. From the second bedroom a pull down ladder provides access to a useful loft space with power and light.

Outside, the cottage boasts a good size garden, providing space for gardening, entertaining, or simply enjoying the fresh air.

Hurstpierpoint is a favourite destination for those who want quiet nights but swift access to shops, bistros and schools, and you can walk to all you need including the recreation ground with a playground and tennis courts. For runners and dog owners the countryside of the National Park is at the end of Policeman's Lane about a 5 min walk. Surrounded by towns and villages with their own distinct character and amenities, between 20 and 40 minutes by car approx., Brighton & Hove, Lewes and Gatwick are a viable commute.



- End Terrace Cottage
- 2 Double Bedrooms
- Landscaped Garden
- Approx. 622 Sq Ft
- Period Property
- 1 Bathroom
- Fantastic Village Location
- 2 Reception Rooms

Energy Efficiency Rating	
	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	
Current	Potential
	76
51	
EU Directive 2002/91/EC	
England & Wales	

Approximate Gross Internal Area 622 sq ft – 58 sq m
Ground Floor Area 344 sq ft – 32 sq m
First Floor Area 211 sq ft – 20 sq m
Second Floor Area 67 sq ft – 6 sq m



