



90 Nursery Close, Hurstpierpoint, Hassocks, BN6 9WA

Price Range £400,000 Freehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(02-10) A	
(85-91) B		(11-17) B	
(69-84) C		(18-27) C	
(55-68) D		(28-35) D	
(39-54) E		(36-45) E	
(21-38) F		(46-55) F	
(1-20) G		(56-65) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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- * Two double bedroom semi-detached house
- * Garage
- * Off road parking with EV charging available
- * Low maintenance garden
- * Quiet cul-de-sac location
- * Desirable village of Hurstpierpoint
- * Price range £400,000 - £415,000

The House

A very well presented two bedroom semi-detached house set in a quiet cul-de-sac enjoying views across a large communal green, with countryside walks on your doorstep. Tucked away in the desirable village of Hurstpierpoint the property benefits from off road parking, garage with EV charging point available, downstairs cloakroom, spacious living room, two double bedrooms and a low maintenance rear garden.

Ground Floor

The ground floor comprises a welcoming entrance hall with doors leading to a downstairs cloakroom, opening to kitchen and doors opening to the living/dining room to the rear of the property. The fully equipped kitchen provides ample wall and base units, contrasting worktops, integrated oven and gas hob with space and plumbing for washing machine, dishwasher, fridge and freezer. The spacious living/dining is located to the rear, measuring approximately 13" x 15'2" with helpful storage cupboard, featured electric place and sliding doors leading to the rear garden.

First Floor

The first floor comprises landing with linen cupboard, access to loft hatch and doors leading to two double bedrooms and the family bathroom. The main bedroom is located to the front with built in cupboard, two windows allowing lots of natural light and enjoying views across the communal green and beyond of mature trees. The second bedroom is a good size double bedroom with two built in wardrobes, overlooking the rear garden. The modern family bathroom provides bath with shower over the bath, wc, wash basin and benefit of an obscured window.



Further Attributes

Neutrally decorated throughout the property also from gas central heating with combi boiler and double glazed throughout.

Outside

To the front is off road parking with access to single garage, with up and over door and EV charging point. From the parking is a smart garden mainly laid to lawn with mature shrubs and path leading to the front door and side access to the rear. The rear garden is low maintenance and features decked terrace area direct from the living room with a covered pergola, ideal for outdoor living all year around, with space for barbeque and bonus of electric heaters. Beyond the decked terrace the garden features artificial lawn bordered by mature flowers and shrubs.

Location

Nursery Close is a desirable quiet cul-de-sac with countryside walks on your doorstep and located within a short walk from St Lawrence Primary School. Hurstpierpoint village provides a broad range of shops and recreational facilities including a bakery, coffee shops, barbers, hairdressers, butchers, Co-Op, greengrocers and chemist. The village also provides a range of restaurants and public houses all within walking distance. By train Hassocks mainline station is located approximately 1.9 miles with regular services to London (Victoria/London Bridge) and Brighton. By car nearby towns of Burgess Hill and Haywards Heath are within a short drive as well as A23, leading to Gatwick Airport, Brighton and London. There are many highly regarded schools in the area, both state and private, including Hurstpierpoint College, Burgess Hill School for Girls and Ardingly.

