



**5 West Furlong Court, West Furlong Lane
Hurstpierpoint, Sussex BN6 9RH
Guide Price £260,000 Leasehold**

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ESTATE AGENTS

5 West Furlong Court West Furlong Lane, Hurstpierpoint, Sussex BN6 9RH

A Bright and Spacious First Floor Apartment Situated in a Central Location Within the Heart of Hurstpierpoint Village Close to Local Amenities

Situation

West Furlong Court is conveniently located just off the picturesque High Street with its range of everyday facilities. St Lawrence Primary school is also a short walk away off Cuckfield Road. The A23 linking Brighton with London and the M25 is a five minute drive via Sayers Common. The nearest railway station is at Hassocks approximately 2 miles to the east providing fast and regular services from Brighton to London Bridge and London Victoria. Gatwick international Airport is approximately 20 minutes by car.

Description

A spacious first floor flat with double glazed windows throughout providing spacious accommodation comprising modern kitchen with breakfast bar, bright and spacious reception room, two bedrooms and a shower room. The apartment also has the benefit of a garage located within a compound to the rear of the property and is offered with a long lease and share of the Freehold.

VIEWING IS ADVISED BY THE VENDORS SOLE AGENT

COMMUNAL ENTRANCE

Double glazed front door with adjoining double glazed side panels leading to:

COMMUNAL ENTRANCE HALL

Stairs to first floor.

LANDING

Store cupboard. Part glazed personal front door to:

ENTRANCE HALL

Entry phone, radiator, central heating thermostat, large storage cupboard. Door to:

SITTING/DINING ROOM

14'11 x 11'11 (4.55m x 3.63m)

Double glazed bat window, radiator, TV point, electric wall mounted log effect fire, dimmer switch, TV and broadband point.

KITCHEN

12'1 x 7'0 (3.68m x 2.13m)

Part ceramic tiled with range of base-level units with worksurfaces over incorporating stainless steel single drainer single bowl sink unit with mixer tap, space and plumbing under for washing machine. Inset four ring gas hob and electric oven under, fitted fridge freezer with matching door front. Wall mounted Glow Worm gas fired boiler supplying domestic hot water and central heating (not tested) and CO2 carbon monoxide detector. Matching range of eye-level units, double glazed window overlooking rear, breakfast bar and radiator. Door leading to the rear external staircase, storage cupboard with power suitable for a tumble dryer.

BEDROOM 1

11'11 x 11'11 (3.63m x 3.63m)

Double glazed window, radiator, built-in wardrobe cupboard.

BEDROOM 2

12' x 8'5 (3.66m x 2.57m)

Double glazed window, radiator, telephone and broadband point, fitted wardrobe cupboard.

SHOWER ROOM

Part ceramic tiled comprising double fitted walk-in shower with sliding door, vanity unit with large inset wash hand basin with monochrome tap, drawers and cupboards below, close coupled low-level w.c with concealed cistern ,display shelf, ladder style radiator/towel rail., opaque double glazed window

GARAGE

Up and over door, situated to the rear of the property.

LEASE

140 Years Remaining with a share of the Freehold

MAINTENANCE

£1,200 Approx. Per Annum

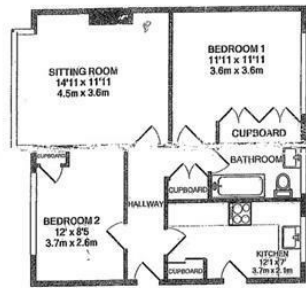
Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.



Please note that the bathroom is now a shower room



TOTAL APPROX. FLOOR AREA 55.0 SQ.M. (592 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or other inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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Viewings by appointment only

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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

