



1 Layton Fields Close | Hurstpierpoint | West Sussex | BN6 9YH

**H.J. BURT**  
Chartered Surveyors : Estate Agents



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Guide Price: £440,000 | Freehold



- A most attractive 2/3 bedroom semi-detached house
- Situated on a rarely available development built by Rydon Homes in 2016
- Close to countryside walks and twittens leading to the High Street
- Modern fitted kitchen, cloakroom and bathroom
- Attached garage that could be converted into living accommodation (stnc)
- Gas central heating and UPVC double glazed windows
- West facing garden measuring approximately 60' x 35'

### Description

An opportunity to purchase a lovely and rarely available 2/3 bedroom semi-detached property, situated in a small, exclusive and highly sought-after development constructed approximately 6 years ago by Rydon Homes. The property is situated on the favoured Eastern side of the historic village of Hurstpierpoint, just off Highfield Drive and close to countryside walks, yet within easy reach of the High Street. The spacious accommodation includes a second double bedroom that has been split into two with a study area and bedroom area. The property occupies a good size plot with a 60' x 35' west facing rear garden. The good-sized attached garage could be converted into further living accommodation, subject to necessary consents, whilst the drive has planning permission to be widened. Other features include a modern fitted kitchen, bathroom and cloakroom, gas fired central heating and double-glazed windows throughout. Elevations are an attractive combination of part brick, with part hanging with weatherboarding to the side and rear of the garage. An internal inspection of this rarely available property is highly recommended.

**Open Covered Porch** with a front door to the **Entrance Hall**. Stairs leading to the first floor with understairs storage cupboard. The **Cloakroom** has a low-level WC and wash hand basin with tiled splashback, vinyl flooring and double radiator. The **Sitting/Dining Room** has a pleasant outlook over the rear garden with double glazed casement doors leading to the patio area. Multi fuel stove with slate hearth. The Sitting Room leads around to a **Dining Area** and to the **Kitchen**. Range of the contemporary units with the high gloss white fronts, matching hanging wall cabinets, worksurfaces with drawers and cupboards under. One cupboard houses a Potterton Promax gas fired boiler. 1 1/2 bowl stainless steel sink top with single drainer, monochrome tap, Oven with four ring gas hob and extractor over. Blue subway tiles and plantation blinds, vinyl flooring and spaces for

domestic appliances. Stairs lead to the **First Floor Landing** that has a storage cupboard and access panel to insulated and part boarded roof space, that is suitable for conversion (subject to any necessary consents). The **Main Bedroom** is a good-sized room with double glazed windows with a pleasant outlook over the garden and beyond. The second double **Bedroom** has been split into two rooms with a **Study** with fitted shelving and desk unit and another area used as a single **Bedroom**. The **Bathroom** is fitted in a modern white suite comprising panelled bath with hand shower attachment. Low level WC, pedestal wash hand basin, combined radiator/towel rail. Large format wall tiles, ceramic tiled floor, double glazed window with obscured glass.

**Outside** To the front of the property is a front garden laid to lawn with shrub beds and a block paved drive that as part of an application to install garage doors, has planning permission to be widened (DM/18/4803). This leads to the attached **Garage** that has twin vehicular doors, electric light and power and useful roof storage void and space for further domestic appliances. The Garage provides ample room to convert into further living accommodation (subject to any necessary consents). Beside the garage is a gated side access leading to a wide area laid to paving, that in turn leads around to the rear of the property, passing a useful timber garden shed. There is a raised area of patio enclosed by brick garden wall with outside light and outside power point, covered by a pergola, ideal for Al Fresco dining. Steps lead down to a good size area of lawn enclosed by combination of range style fencing, chain-link and panel fencing. In all, the lovely west facing rear garden measures approximately 60' by 35' from the rear of the sitting room.

### Location

The property is pleasantly situated in a small, recently constructed development on the favoured eastern side of the village, close to countryside walks and twittens that lead back to the High Street, the Millennium Gardens and Hurst Meadows. The historic village is overflowing with character history with the wealth of period architecture, whilst also providing extensive range of shops and amenities, including public houses, restaurants, churches, and a choice of excellent state and private schools. This includes St Lawrence Primary School, Downlands Secondary School in Hassocks along with Hurstpierpoint College. Hassocks mainline station has fast and frequent services to both London Victoria (approx 60 minutes) and Brighton (approx 13 minutes) and is approximately 1.4 miles to the East.





The A23 is about five-minute drive away and provides access to the cosmopolitan city of Brighton and Hove, with its excellent entertainment facilities, theatres, restaurants, clubs, cinemas and marina, in addition to Gatwick International Airport and the M25.

## Information

Property Reference: HJB02731

Photos & particulars prepared: January 2024 (Robert Turner MNAEA)

Services: All main services

Local Authority: Mid Sussex District Council Council Tax Band: 'C'

## Directions

From Hurstpierpoint High Street proceed East towards Hassocks. Take the second turning left into Highfield Drive, taking the second turning left into the continuation of Highfield Drive. At the right-hand bend continue straight into Layton Fields Close and the property will be seen on the left-hand side. What Three Words: <https://what3words.com/prayers.store.encode>

## Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

01273 495392 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [henfield@hjburt.co.uk](mailto:henfield@hjburt.co.uk)

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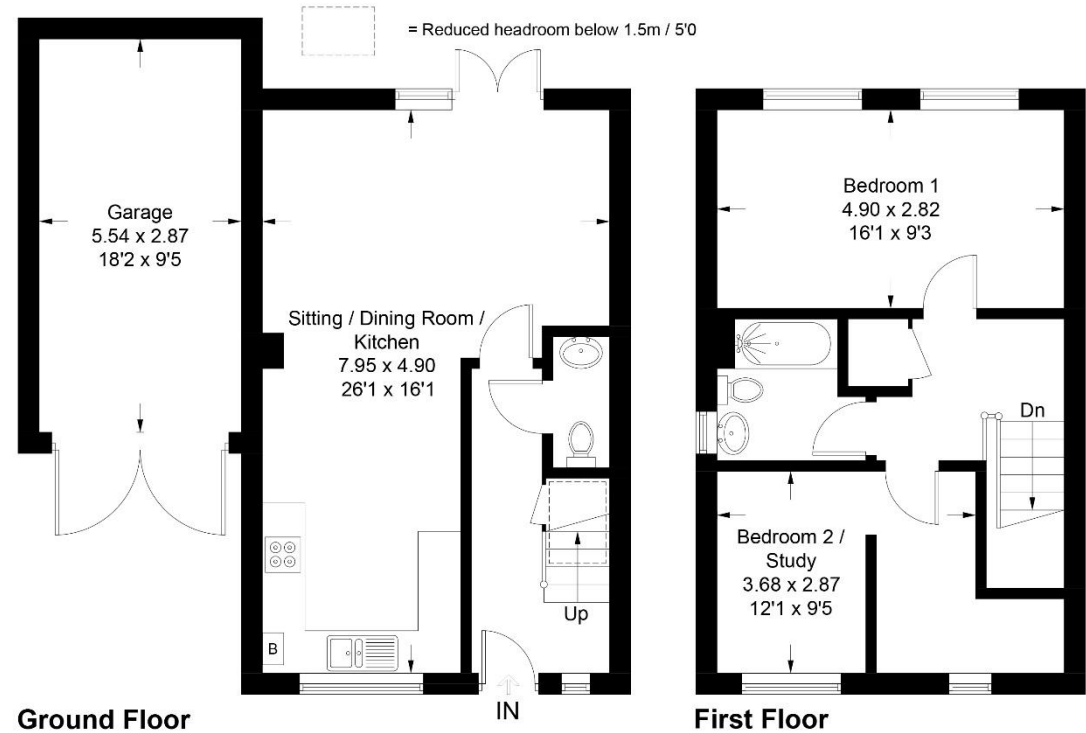
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## Layton Fields Close, BN6

Approximate Gross Internal Area = 78.2 sq m / 842 sq ft

Garage = 16.2 sq m / 174 sq ft

Total = 94.4 sq m / 1016 sq ft



Ground Floor

First Floor

PRODUCED FOR H.J. BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1039425)

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