



**marcus
grimes**
estate agents

31 Highfield Drive

31 Highfield Drive, Hurstpierpoint, West Sussex. BN6 9AU

Asking Price: £645,000 Freehold

DESCRIPTION

An extended three double bedroom detached chalet style bungalow located on the sought after Eastern side of the village of Hurstpierpoint. The property is within walking distance of the village High Street shops and other facilities including the medical centre and library. The current vendors have extended to create a good size kitchen dining room and a master suite on the first floor. Another key feature is that the property has the benefit of 3KW solar panels.

The accommodation includes: entrance hall, sitting room with doors to the rear garden, kitchen/dining room, a bathroom and two double bedrooms on the ground floor. The master suite on the first floor comprises a double bedroom, bathroom, walk in wardrobe, a loft room used as a study and extensive eaves storage.

Outside to the front there is ample parking for up to five cars, a single garage and front garden. The rear garden is mainly laid to lawn and has a summer house/ studio and some landscaped raised paved garden with veg bed. In all a well balanced detached property in a great location.





LOCATION

The property is located in a very popular and sought after road situated on the eastern side of the village and within walking distance of the High Street shops, local primary school and open countryside. This historic village is overflowing with character and history with a wealth of period architecture whilst also providing an extensive range of shops and amenities including public houses, restaurants, churches and a choice of excellent state and private primary and secondary schools. The main line railway station at Hassocks provides fast train services to both London and Brighton and is just approximately 2 miles away. The A23 about a 5 minute drive away 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

COUNCIL TAX BAND – ‘D’

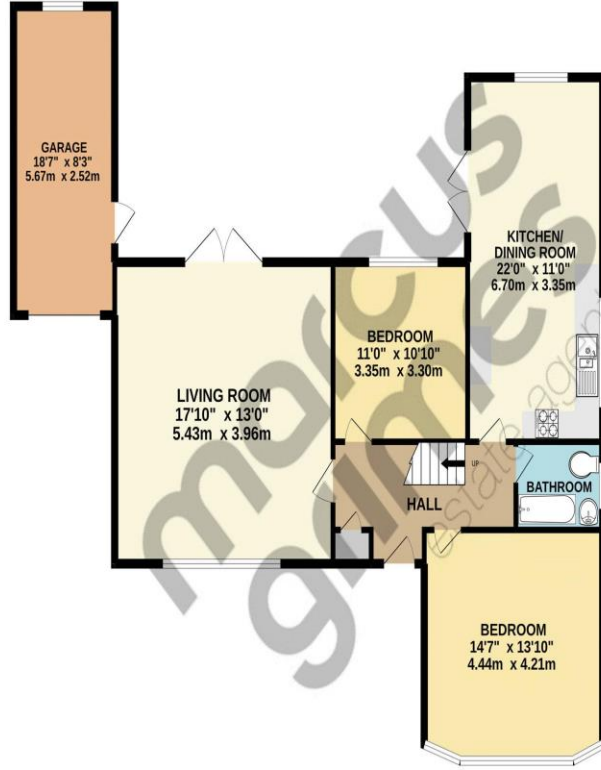
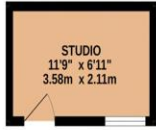
Mid Sussex District Council



BASEMENT
85 sq.ft. (7.8 sq.m.) approx.

GROUND FLOOR
1272 sq.ft. (118.8 sq.m.) approx.

FIRST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 1627 sq.ft. (151.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	