



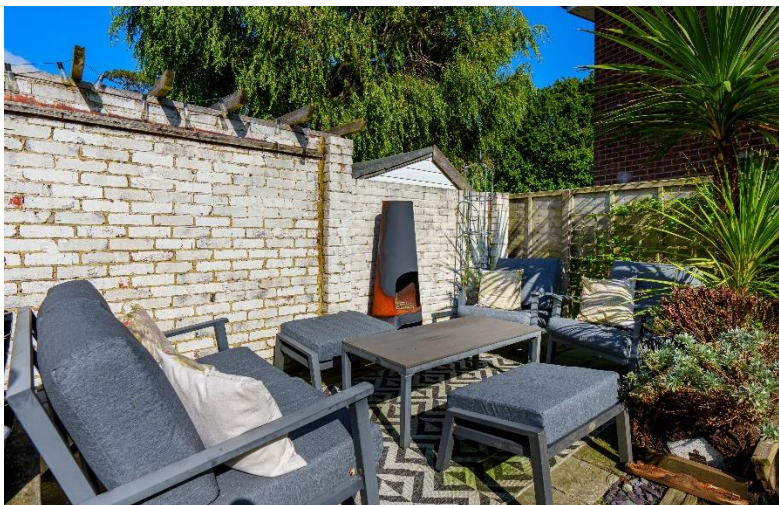
**marcus
grimes**
estate agents

49 Western Road

DESCRIPTION

A beautifully presented and spacious four bedroom modern semi detached family home in a central location, within easy reach of the High Street and the local primary school. The current vendors have extended to the side significantly increasing the size of the kitchen and creating a bootroom, utility area and ground floor w.c. Other key features include a good size rear garden, off road parking for up to three cars and an electric car charge point (Pod Point). This property is ideal for a young family, downsizers or as a buy to let investment.

The accommodation includes: entrance hall, open plan sitting/dining/kitchen - the recently refitted and extended contemporary kitchen overlooks the rear garden and there are doors from the dining room that open out onto the rear patio area. The bootroom, which can be accessed from the kitchen and also via its own front door, has ample space for coat/shoe and boot storage, a utility cupboard and separate w.c. On the first floor there are two double bedrooms and a single, which can be used as a study, plus a modern family bathroom. Stairs lead up to the second floor to the master bedroom with fitted wardrobes and ensuite shower room. There are views of the village church and Wolstonbury Hill from this floor. Gas central heating. Mains drainage.





LOCATION

Western Road is in the heart of the village and within easy walking distance to the High Street and other amenities. Hurstpierpoint is a vibrant rural village in West Sussex lying at edge of the South Downs National Park, an Area of Outstanding Natural Beauty. 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

COUNCIL TAX BAND – ‘D’

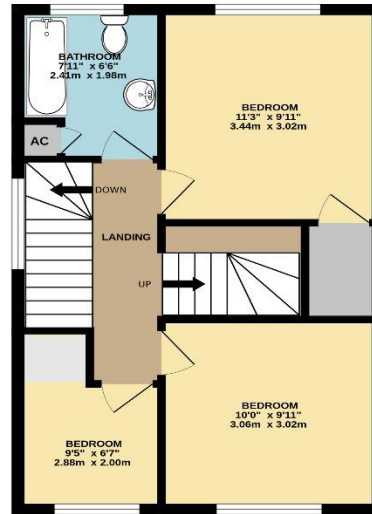
Mid Sussex District Council



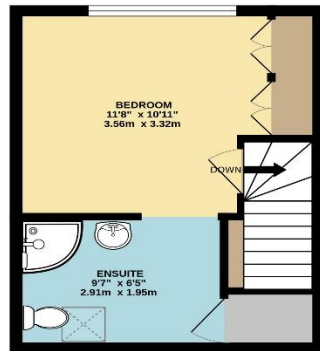
GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.8 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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Thorndene, High Street, Henfield, BN5 9DA

Tel: 01273 495220

annabel@marcusgrimes.co.uk



marcus grimes
estate agents