



## 11 St. Lawrence Way, Hurstpierpoint, BN6 9SH

£550,000

A 3 bedroom semi-detached chalet bungalow with driveway parking for 1-2 cars in a cul-de-sac location with close proximity to the High Street being offered as a vacant possession with no onward chain.



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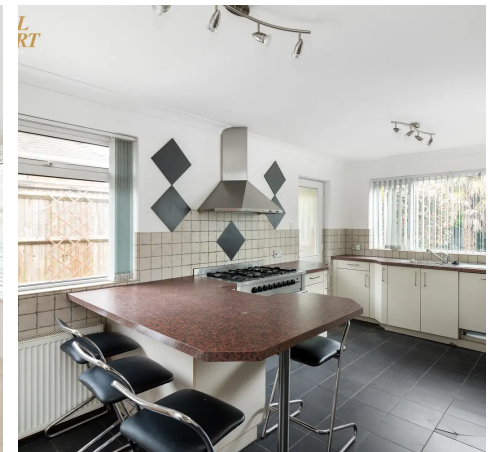


# 11 St. Lawrence Way

## Hurstpierpoint

A double glazed uPVC front door opens into a small porch with another door leading into the hallway, doors lead to most downstairs rooms. There is a storage cupboard, boiler cupboard housing the 'Worcester' combi boiler and stairs leading to the first floor.

The lounge is a dual aspect, bright room with both windows being uPVC double glazed, a gas fireplace and two vertical radiators. The kitchen/breakfast room is another bright room, having triple aspect windows/patio door leading to garden. There is a breakfast bar, separate larder cupboard, a plentiful amount of base and eye level white vinyl storage cupboards with granite effect woody vinyl countertops and part-tiled splashbacks. There is a freestanding 'DeDietrich' 5-ring gas hob & oven with extractor hood overhead, an integrated dishwasher, an integrated under-counter freezer, an integrated Bosch microwave and space for a fridge/freezer. The downstairs bathroom has a walk-in rainfall shower with separate detachable head, w/c, basin with vanity storage, towel rail, is laid with laminate wood flooring and has a uPVC double glazed window for ventilation. The dining room leads straight into the uPVC double glazed conservatory with some fitted blinds on the roof, laminate wood flooring and French doors leading onto the decking in the garden. There is also a downstairs bedroom with a uPVC double glazed window to the front and a large area of fitted wardrobe space.





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The stairs in the hallway bring you to the landing with doors leading to all rooms. There is a single bedroom with a uPVC double glazed window to the front and then a double bedroom with a uPVC double glazed window to the rear, fitted wardrobes/shelves/drawers with a separate fitted vanity unit with drawers as well. The upstairs bathroom has a shower over bath, w/c, sink, towel rail and finished with vinyl flooring.

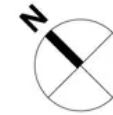
Outside, there is an area of raised decking off the conservatory, an area of lawn, pond, a number of mature shrubs and trees, two sheds for storage and side access to the front. The front is laid to a driveway with parking for 1-2 cars, with potential to increase more parking space STANC.

- Council Tax: D - Energy performance rating: D
- Vacant possession with no onward chain
- Cul-de-sac location
- Driveway Parking
- Triple aspect kitchen/diner with breakfast bar
- Conservatory

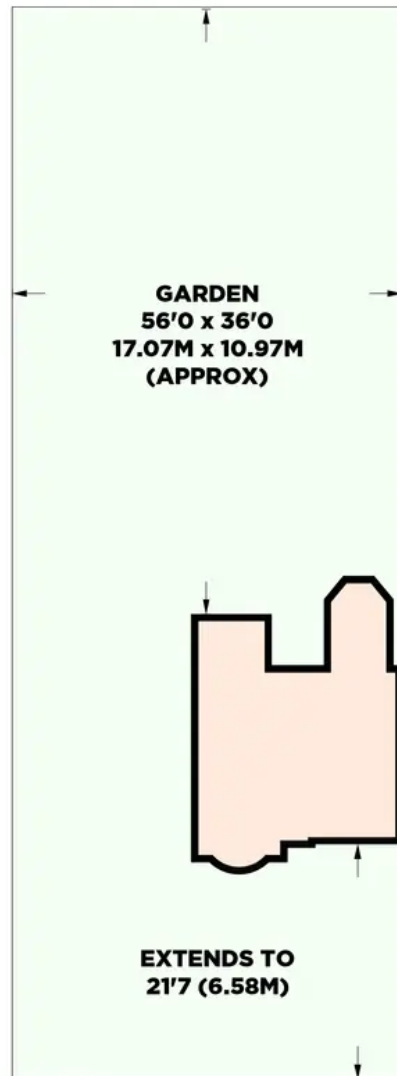
St Lawrence Way can be found off Fairfield Crescent which lies off the Cuckfield Road. The property is situated within a ten minute walk of the village High Street which offers most daily needs from its traditional range of shops and stores, various restaurants and public houses.



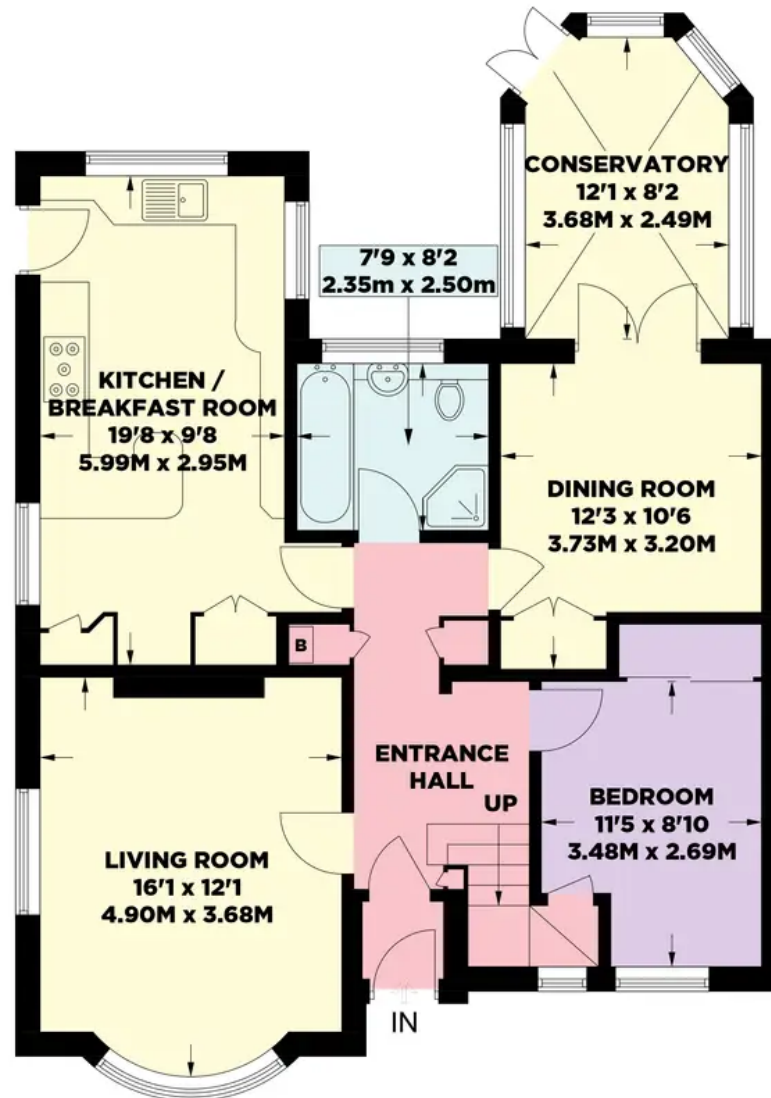
# 11 ST LAWRENCE WAY



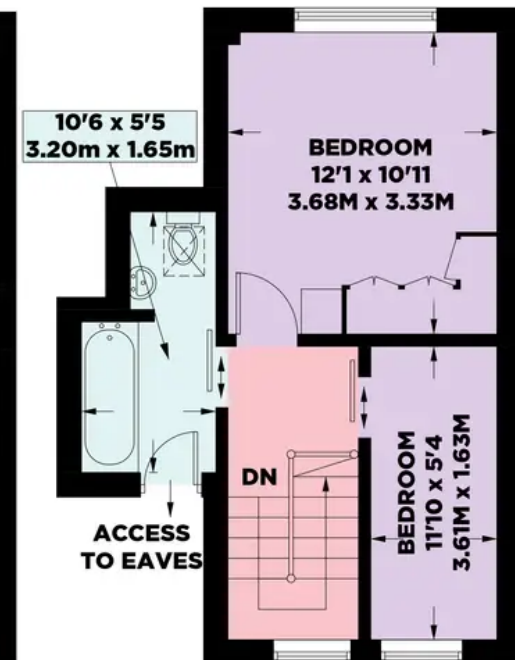
APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS)  
**1246 sq ft / 115.7 sq m**



**Site Plan**



**Ground Floor**



**First Floor**

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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