



## 48 Kemps, Hurstpierpoint, BN6 9UE

£375,000

A refurbished, updated and improved, two bedroom semi-detached house, having a double width driveway, enclosed rear garden and offered for sale with the benefit of vacant possession and no onward chain.



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McTAGGART**  
Trusted since 1947



# 48 Kemps

## Hurstpierpoint

UPVC double glazed front door to:-

**Hall:** carpet, stairs to first floor. Electric meter and consumer unit cupboards.

**Refitted Double Aspect Kitchen/Diner:** kitchen units at eye and base level, laminate worktops, stainless steel sink unit, integrated oven, hob and hood, appliance spaces, larder style cupboard, cupboard concealing 'Glowworm' gas combi boiler, laminate floor, UPVC double glazed window and door to rear garden.

**Double Aspect Lounge:** carpet, UPVC double glazing, window's to front and rear.

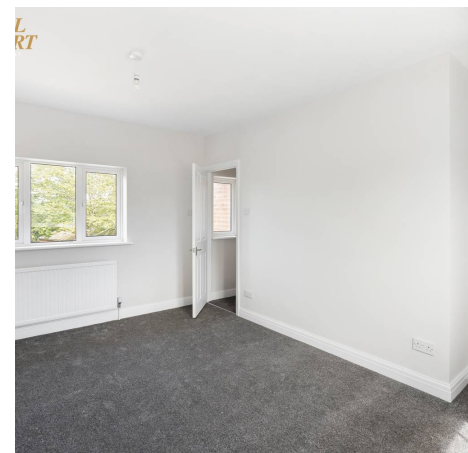
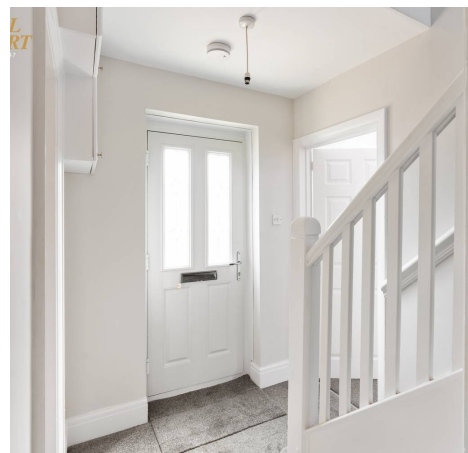
**Refitted Cloaks/Utility:** white suite, low level WC, vanity cupboard with on set wash hand basin, UPVC double glazed window, tiled floor and splashback.

**First Floor Landing:** carpet, UPVC double glazed window, loft hatch.

**Double Aspect Bedroom 1:** carpet, UPVC double glazed window's to front and rear.

**Bedroom 2:** carpet, UPVC double glazed window to side.

**New Bathroom:** white suite, 'P' shaped shower bath, low level WC, vanity cupboard with on set wash hand basin, mirrored cabinet with lights, tiled floor and splashbacks, UPVC double glazed window.



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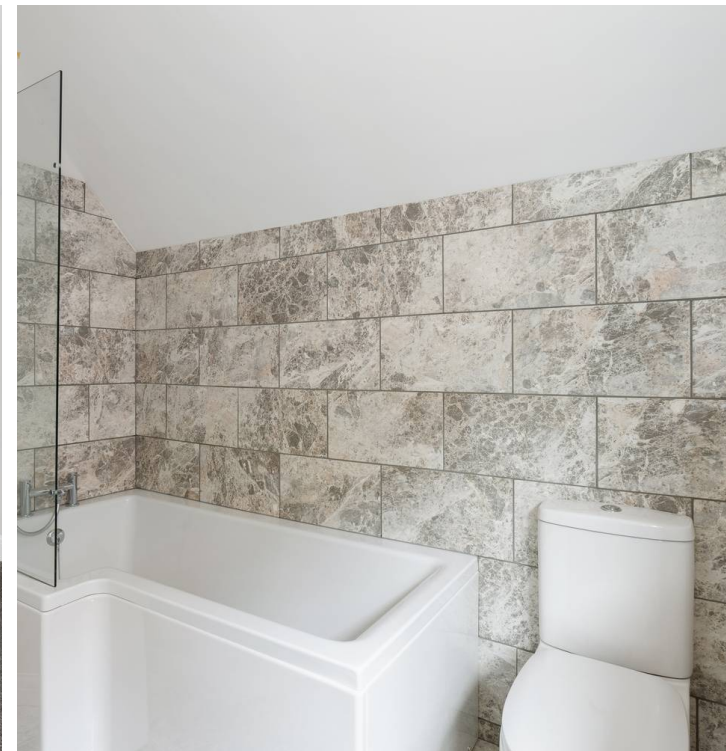
## Outside:

**Double Width Drive:** area of front garden.

**Enclosed Rear Garden:** patio, lawn, timber shed, gated side access.

- Refurbished two bedroom semi-detached house
- New modern contemporary kitchen/dining room
- Double aspect lounge
- Downstairs cloakroom/utility
- Two first floor bedrooms
- New white bathroom suite with shaped shower bath
- Driveway parking for two cars
- Enclosed rear garden with timber shed/store
- Gas central heating – double glazed windows and external doors
- Council tax band: D, Energy performance rating: E

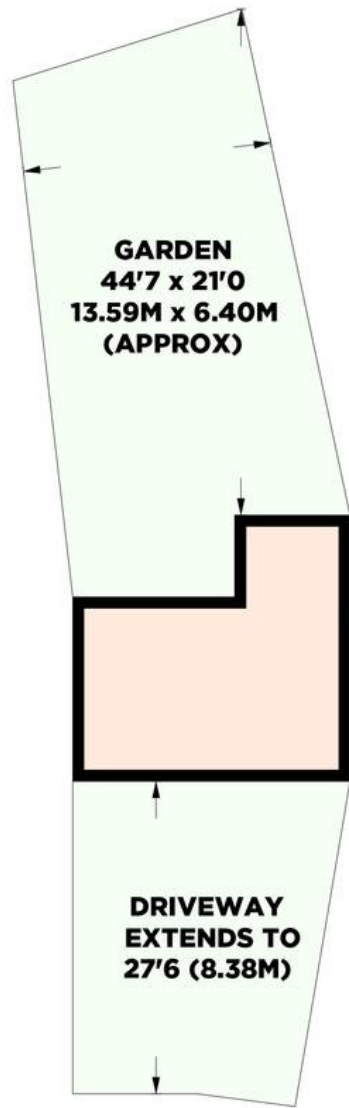
Kemps is situated on the Western side of Hurstpierpoint Village close to open Countryside and within a short walking distance of the Historic High Street. Village facilities include, three public houses, convenience store, pharmacy, sub post office, restaurants, cafes and bars along with a well regarded primary school and Hurstpierpoint College. There are numerous village sports clubs and social groups. Nearby Hassocks Village provides more comprehensive shopping and banking facilities as well as a mainline railway station.





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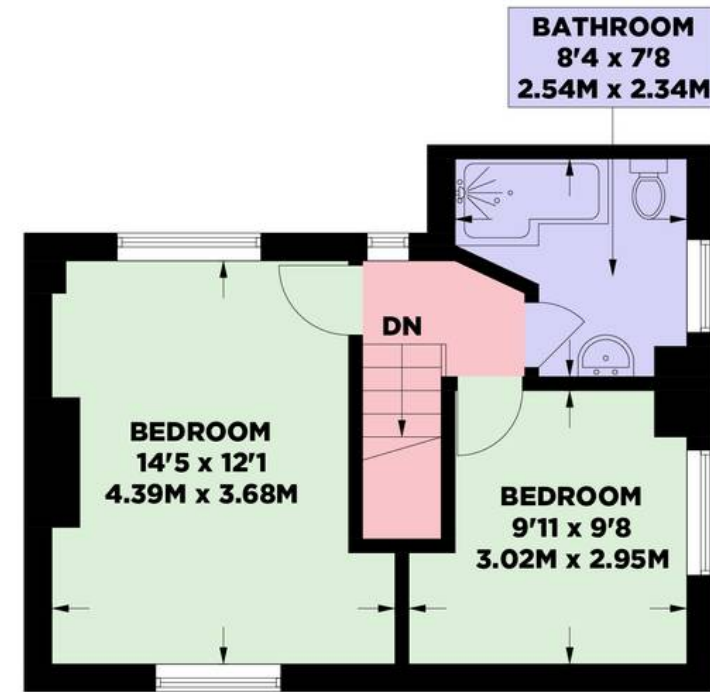
APPROXIMATE GROSS INTERNAL AREA  
732 sq ft / 68.0 sq m



**Site Plan**



**Ground Floor**  
382 sq Ft / 35.5 sq M



**First Floor**  
350 sq Ft / 32.5 sq M

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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 furniture shown is an approximate interpretation for illustrative purposes only.

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**MANSSELL McTAGGART**  
Trusted since 1947



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

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.