



48A Kemps, Hurstpierpoint, BN6 9UE

£499,950

A brand new three double bedroom, two bathroom, detached house with a 100' long enclosed rear garden. Constructed to a high specification by a well respected local builder. Benefiting from a 10 year structural Buildzone warranty. Offered for sale with vacant possession and no onward chain.



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48A Kemps

Hurstpierpoint

New Build

UPVC double glazed front door to:-

Hall: luxury vinyl laminate wood floor, UPVC double glazed window to side. Stairs to first floor, plant cupboard with boiler.

Cloak/WC: white suite, low level WC, vanity cupboard with on set wash hand basin, tiled floor, UPVC double glazed window.

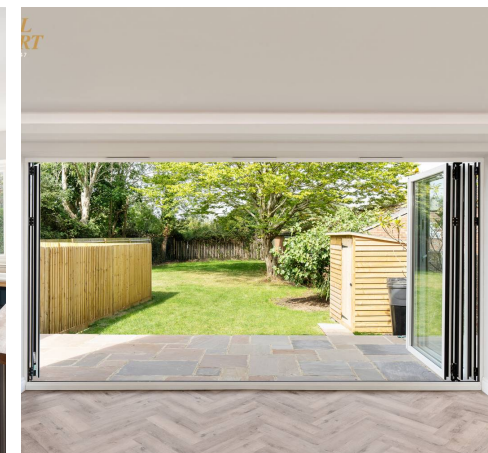
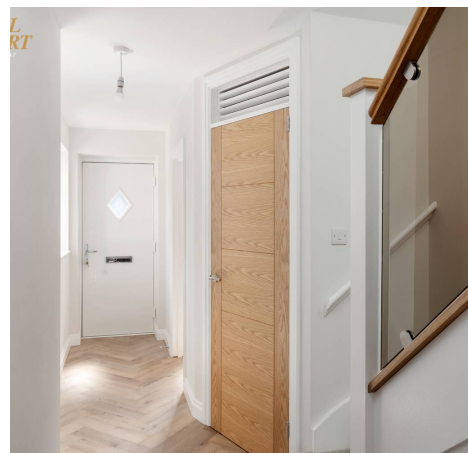
Triple Aspect Kitchen/Dining Room: comprehensively fitted fitted eye and base soft close units, enamel sink unit, solid wood worktops, integrated dishwasher, integrated 9kg washing machine, 'AEG' double oven and microwave. 'AEG' induction hob, 'AEG' extractor hood, space and plumbing for American fridge freezer, breakfast bar, tiled splashbacks, luxury vinyl laminate wood floor, UPVC double glazed windows front and side, glazed double doors to:

Lounge: luxury vinyl laminate wood floors, double glazed bi folds to rear garden, LED strip pelmet lighting with multi coloured function.

First Floor

Landing: carpet, double glazed Velux, loft hatch, storage cupboard.

Master Bedroom: carpet, x 2 double glazed windows to front, built in cupboards, door to:-



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En-Suite Shower: white suite, oversized glazed shower cubicle, low level WC, vanity with on set circular wash hand basin, glazed cabinet with lights, tiled floor and splashback.

Bedroom 2: carpet, double glazed window to rear.

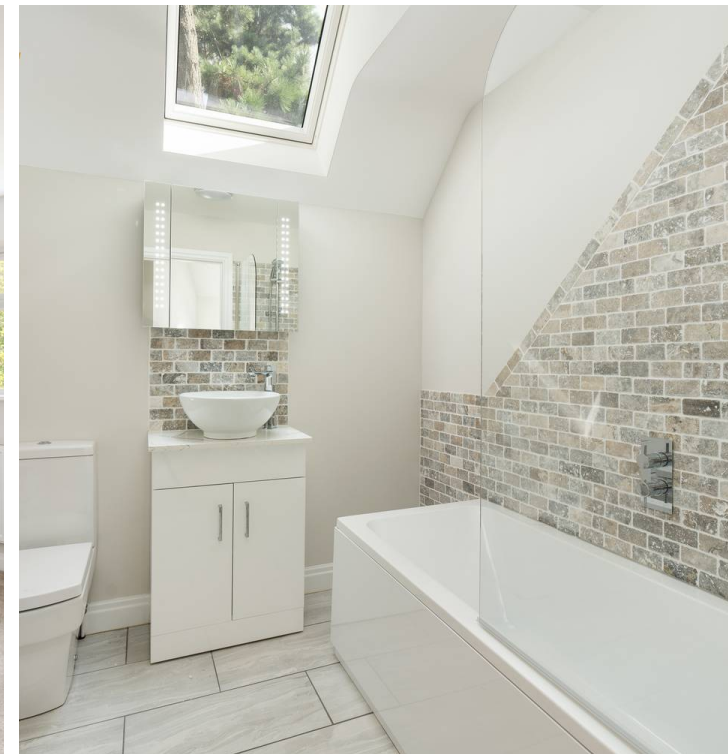
Bedroom 3: carpet, built in cupboard, double glazed window to rear.

Bathroom: white suite, panel enclosed bath with shower over. Low level WC, vanity cupboard on set circular wash hand basin, mirrored cabinet with lights, tiled floors and splashbacks, double glazed Velux.

Double Width Drive: EV charging point, bin store, gated access to;-**Enclosed Rear Garden:** 100' long garden, patio, lawn, timber shed/bike store.

****Features include, 1KW solar panels, air source hot water cylinder, gas fired underfloor heating to ground floor, traditional radiators and heated towel rails to first floor, double glazed throughout, USB points in kitchen and all bedrooms, EV charge point, floor coverings as fitted.**

- Brand new three bedroom, two bathroom, detached house.
- 100' long enclosed rear garden.
- Forming part of this mature no through road.
- Triple aspect kitchen/dining room with several quality integrated appliances
- Council tax band: TBC – Energy performance rating: TBC



48A KEMPS

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
1337 sq ft / 124.2 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)
1345 sq ft / 125.0 sq m



Site Plan

Ground Floor
675 sq Ft / 62.7 sq M

First Floor
670 sq Ft / 62.3 sq M

- 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 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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