



## 8 Orchard Way, Hurstpierpoint, BN6 9UB

£725,000

This beautifully presented four bedroom chalet bungalow, has been recently extended and refurbished to a very high standard by the current owner. Situated within easy walking distance to Hurstpierpoint village in a quiet cul de sac with views towards the church spire. This property needs to be viewed to appreciate the effort that has been put into the refurb.



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# 8 Orchard Way

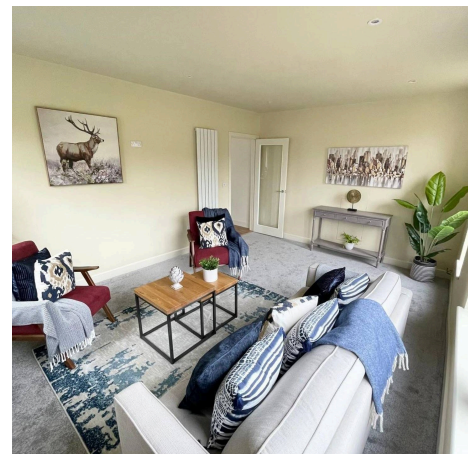
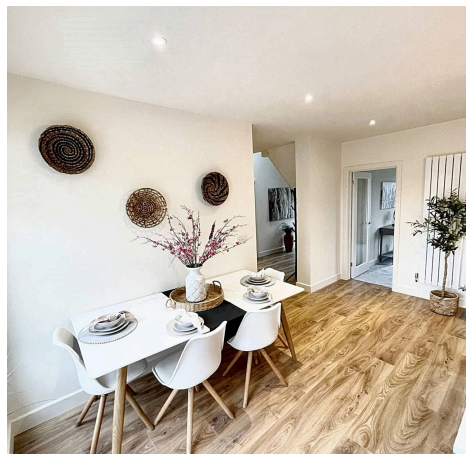
## Hurstpierpoint

The impressive entrance hallway has stairs rising to the first floor and understairs storage, there are two good size bedrooms on the ground floor, a walk in shower room which is tiled and has a WC sink and vanity unit, an open planned modern fitted kitchen entertaining area, with a selection of eye level and base units and an island with storage, integrated dishwasher, washing machine, and full height freezer and fridge, oven and grill, four ring induction hob with built in extractor fan.

A separate dual aspect living room.

On the first floor there are two bedrooms both with views to Hurstpierpoint village, and the large master has a walk in wardrobe, the family bathroom is tiled with a free standing bath, WC and sink with vanity unit, with a cupboard housing the Glo worm combi boiler.

Out side the large established rear garden has a large patio area leading onto lawn with a selection of various plants in borders, a green house and a rear patio area, the property also benefits from and outdoor office with power and lighting and a storage facility with roller shutter door, gated side access to the front garden which has a private driveway with parking for up to three cars, also lawn and planted borders.

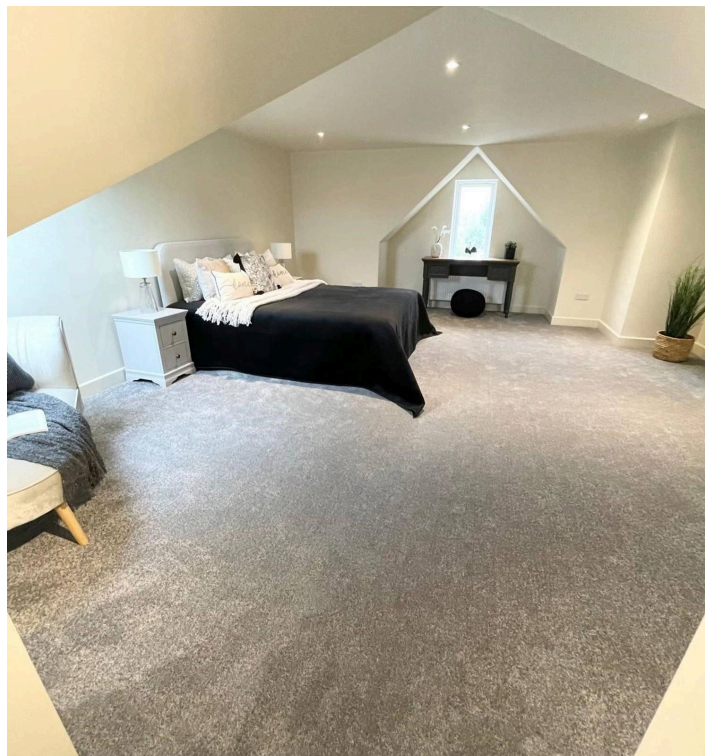


# 8 Orchard Way

## Hurstpierpoint

- Four bed detached chalet bungalow
- Extended and completely refurbished throughout
- Open planned kitchen
- Family bathroom and downstairs shower room
- Quiet location close to village
- Off road parking for three cars
- Outside office and storage
- No ongoing chain
- Separate living room
- EPC: C Council tax: E

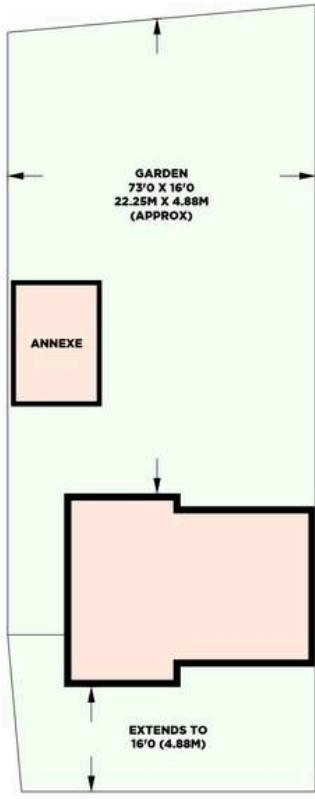
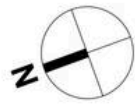
Orchard Way is situated on the Western side of Hurstpierpoint Village close to open Countryside and within a short walking distance of the Historic High Street. Village facilities include, three public houses, convenience store, pharmacy, sub post office, restaurants, cafes and bars along with a well regarded Primary School and Hurstpierpoint College. There are numerous village sports clubs and social groups.



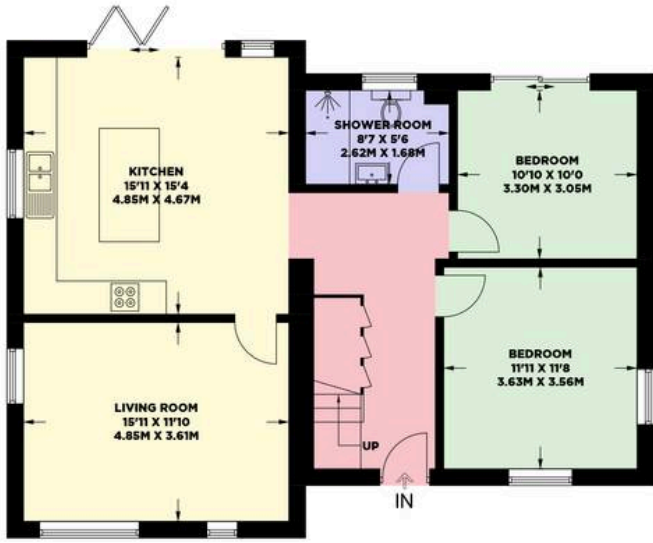
# 8 ORCHARD WAY

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS / ANNEXE)  
**1493 sq ft / 138.7 sq m**

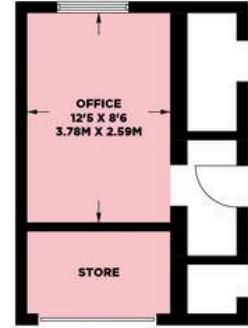
APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS / ANNEXE)  
**1794 sq ft / 166.7 sq m**



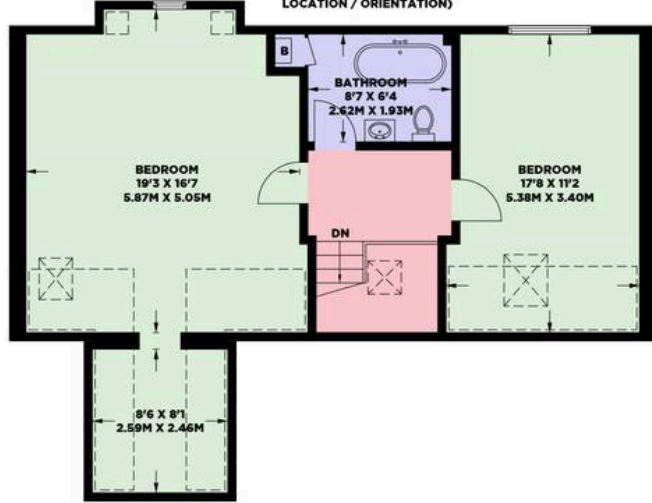
**Site Plan**



**Ground Floor**  
**908 sq Ft / 84.4 sq M**



**Annexe**  
**153 sq Ft / 14.2 sq M**  
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**First Floor**  
**733 sq Ft / 68.1 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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