



**MANSELL
McTAGGART**
— Trusted since 1947 —



41 High Street, Hurstpierpoint, BN6 9TT
£350,000



41 High Street

Hurstpierpoint

- Two good size bedrooms
- First floor 3-piece suite bathroom
- Separate kitchen, dining and living rooms on the ground floor
- Kitchen with some integrated appliances
- Double or secondary glazing throughout most of the cottage
- Secluded low maintenance rear garden
- Central location in close proximity to local High Street
- In need of modernisation
- Vacant possession with no onward chain
- Council tax band: C – Energy performance rating: E

Access to the cottage from the High Street is through a secluded walkway to side access to gardens of you and neighbouring properties with wooden side door leading into kitchen of this home. There are a number of eye and base level pine-effect units with laminated wood countertops, stainless steel 1 ½ bowl sink with draining board, integrated chest height oven/grill with space for integrated microwave, space for freestanding washing machine, fridge freezer, two ring gas hob and wall mounted Worcester boiler feeding an upstairs hot water tank. The kitchen has a fully tiled floor with part-tiled splashbacks/walls and doors lead to rear conservatory and hallway.



41 High Street

Hurstpierpoint

The hallway is carpeted with stairs to first floor and door through to living room. The living room sits at the front of the cottage with views of the church, there are a number of power sockets, TV point and some fitted shelves. Off the kitchen is a uPVC conservatory with tiled floor offering dining space and French patio doors leading to rear garden. The stairs to the first floor lead to a landing with doors accessing bedroom one and bathroom, with another staircase accessing the second bedroom with an airing cupboard under the stairs housing the hot water tank. Bedroom one is a good size double containing fitted wardrobes with sliding mirrored doors and a wooden window with secondary glazing with views of the church. The bathroom is a 3-piece suite with low level w/c, basin, walk-in shower cubicle, towel radiator, extractor fan and frosted window with secondary glazing for ventilation. The floor is fully tiled and two walls are fully tiled also. Bedroom two is accessed from the top of the stairs, another good size double but with restricted head space, a dual aspect room with one Velux window offering excellent views to the South Downs.

Outside, rear garden is a low maintenance garden that is mostly paved/gravel with a large wooden planter at the rear, a bed running along the side of the garden with mature shrubs & trees, outside tap and water butt.





Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

**MANSELL
McTAGGART**
— Trusted since 1947 —

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.