



25 High Street, Hurstpierpoint, BN6 9TT

Offers in Region of **£750,000**



25 High Street

Hurstpierpoint, BN6 9TT

This spacious period three double bedroom town house provides beautifully presented accommodation in excess of 1300 square feet, which is arranged over four floors. On the ground floor there is a small entrance porch, leading into a bay fronted living room, a cast iron Morso solid fuel burning stove which is a focal point for this room, oak flooring flows through the living room into the dining room where there is another feature open fireplace. Double doors lead into an open plan extended kitchen dining area with a selection of eye level and base units, a twin bowl butler sink, an Esse range/oven, fridge freezer, integrated dishwasher and washing machine, a large larder cupboard with double doors, marble worksurfaces, underfloor heated limestone floor tiles provide additional heating.

A staircase situated between the living room and the dining room rises to the first floor and also descends to a secondary reception room, which is currently used as an office / study. On the first floor the landing has a good size double bedroom, built in cupboard and cast-iron Victorian fireplace. Across the landing is a beautiful large, refitted bath and shower room with views to the north over the Sussex weald. A roll-top free-standing bath suite is central and complementary to a white bathroom suite with a wash hand basin, WC, walk-in shower cubicle and stylish tiled flooring. On the second floor there are two further double bedrooms, one of which has loft access. The front bedroom is the larger and has stunning views above the village rooftops and across the church steeple towards the South Downs.



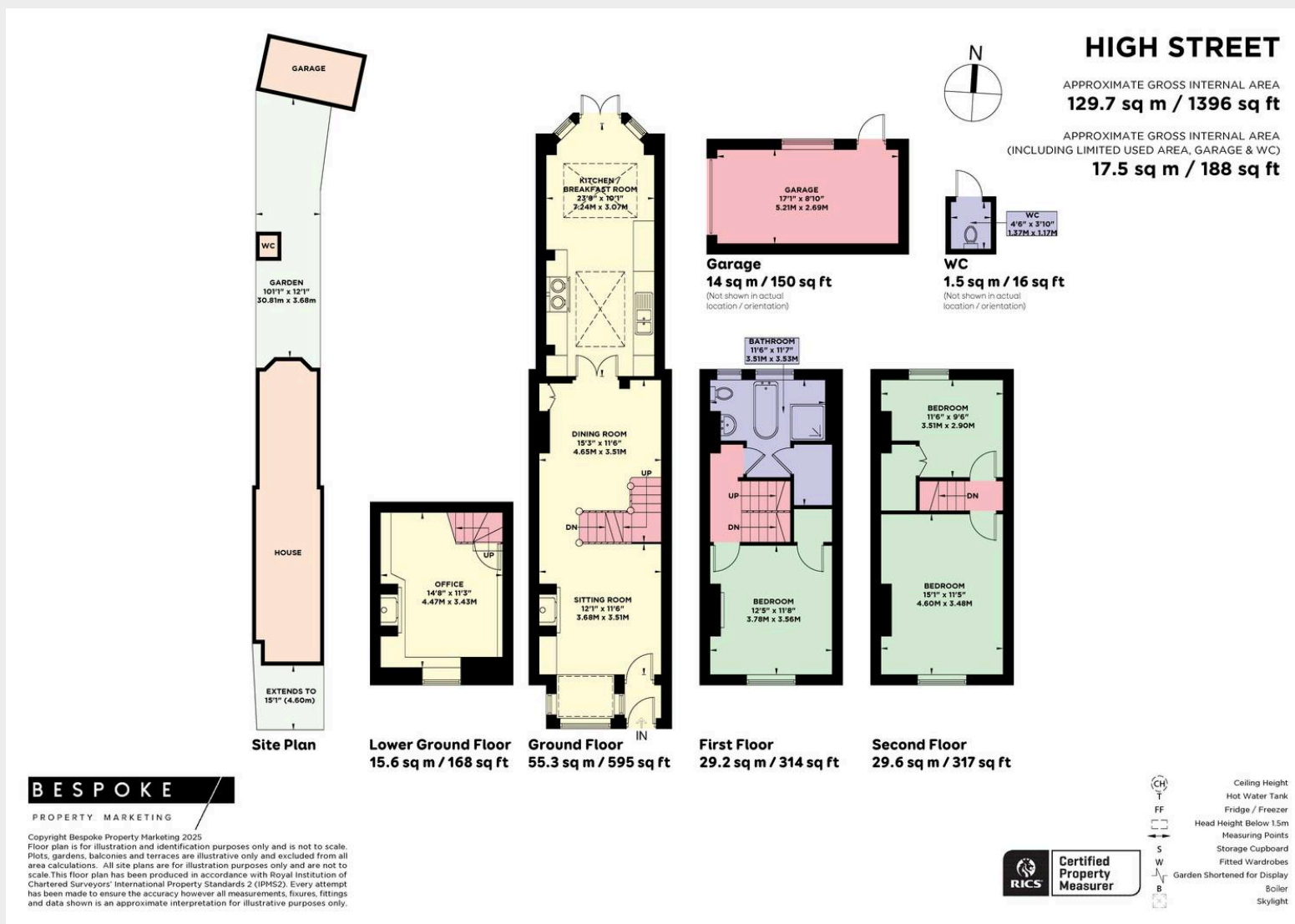
25 High Street

Hurstpierpoint, BN6 9TT

Outside, a brick paved hard standing to the front of the house provides off-road parking for one car. There is a single garage with power and lighting at the far end of the rear garden which can be accessed via a contractual vehicular right of way through electronic gates at No. 29 High Street. The 100 ft rear garden is accessed through French-doors in the kitchen diner and has various sectioned areas, which are landscaped with limestone patios and brick paved pathways. There are two patio seating areas with raised beds and borders, which are separated part way down the garden by a useful power connected WC / garden storage building. The rear section of the garden has a pathway through shaded borders with camelias, rhododendrons and a beech tree, leading to a brick-paved area with a log store and a door providing pedestrian access to the rear of the garage.

- Well presented grade 2 listed town house
- Spacious living over four floors
- Central village location with parking
- 100ft + sectioned rear garden
- Victorian family bathroom
- Garage
- Open planned kitchen diner
- Office / study on the ground floor
- Views to the south downs
- Council Tax: E





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.