



**MANSELL
McTAGGART**
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28 Talbot Mead, Hurstpierpoint
£550,000



28 Talbot Mead

Hurstpierpoint

A very well presented three double bedroom, two bathroom, semi detached house. Built in 2015 by Croudace Homes to their Lindfield design forming part of this small select private development on the northern outskirts of the village close to open countryside & Hurst College.

Covered Entrance: outside light, double glazed front door to:- **Hall:** fitted door mat, wood laminate flooring, stairs to first floor.

Cloakroom/WC: white suite, low level WC, wash hand basin with cupboards under, tiled floor & splashback, uPVC double glazed window.

Kitchen/Breakfast Room: Grey units at eye and base level with chrome door furniture, laminate worktop's and upstands, 1 and quarter basin stainless steel sink unit, 'AEG' double oven, four ring 'AEG' gas hob with glass splash and stainless steel fitted hood over, integrated fridge freezer, integrated washer, cupboard conceals 'ideal' boiler, plumbing for slimline dishwasher, under unit lighting, tiled floor, uPVC double glazed window to front.

Double Aspect Living Room: laminate wood floor, storage cupboard with lighting, uPVC double glazed window to side, uPVC double glazed window's and double doors to rear garden. Built in wall storage.

First Floor: Landing: fitted carpet, uPVC double glazed window to front, staircase to second floor, large built in airing cupboard. Built in wall storage.



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Bedroom Two: fitted carpet, uPVC double glazed window to front.

Bedroom Three: fitted carpet, uPVC double glazed window to rear.

Bathroom/WC: White suite, 'P' shaped shower bath, bathroom cabinets with wash hand basin and low level WC, tiled floor and splashbacks, uPVC double glazed window.

Second Floor: Landing: fitted carpet, door to:-

Master Bedroom: fitted carpet, loft hatch, uPVC double glazed window to rear.

En-Suite Shower: White suite, bathroom cabinets with wash hand basin and low level WC, shower cubicle with 'Aqualisa' shower unit, tiled floor and splash, double glazed 'Velux'

Walk in Wardrobe: hanging rails and shelving, fitted carpet, uPVC double glazed window to front.

Outside:

Driveway: laid in 2021. Block paved providing side by side parking for 3 plus cars and landscaping.

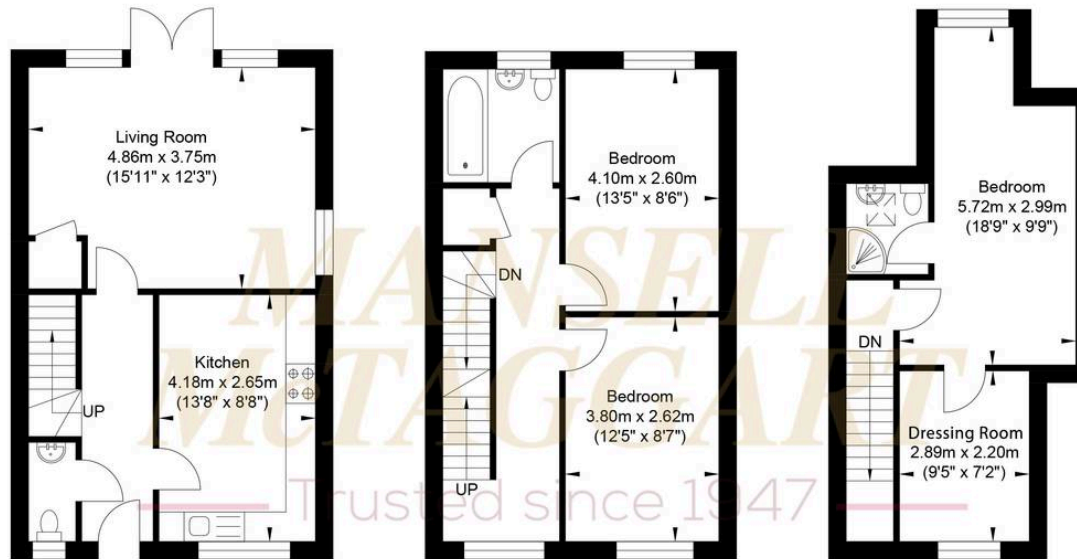
Enclosed Rear Garden: approx 40', lawn, patio, pathways, two timber sheds, gated side access, flower and shrub borders, fully enclosed. South East Facing.

Council tax band: D — **Energy performance rating:** B
Service Charge: £350.00 per annum.

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Ground Floor
Approximate Floor Area
420.11 sq ft
(39.03 sq m)

First Floor
Approximate Floor Area
420.11 sq ft
(39.03 sq m)

Second Floor
Approximate Floor Area
281.69 sq ft
(26.17 sq m)

Approximate Gross Internal Area = 104.23 sq m / 1121.91 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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