



**MANSELL
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9 St. Georges Place, Hurstpierpoint, BN6 9QT

In Excess of £775,000



9 St. Georges Place

Hurstpierpoint

A beautifully presented, updated and improved, three double bedroom, two bathroom, detached bungalow with a garage and carport complex. Situated in this sought after no through residential close within a short walk of the picturesque and historic village High Street.

Entrance porch: uPVC double glazed front door to:-
Hall: 'Karndean flooring', electric cupboard, coat/storage cupboard, electric consumer unit. Please note that the electrics have been upgraded with USB charging points in every room.

Double Aspect Sitting Room: fitted carpet, fireplace with stone surround, uPVC glazed window to front, uPVC triple glazed double doors to side.

Double Aspect Kitchen/Dining Room: hand painted shaker style units at eye and base level, granite effect worktops, tiled splashbacks, 1 and quarter bowl stainless steel sink unit, integrated stainless steel oven with five ring gas hob and stainless steel fitted hood over. Space and plumbing for washing machine and dishwasher, space for tall fridge freezer, 'Karndean' flooring, uPVC double glazed window's to rear and side, space for dining table and chairs, loft hatch, arch opening to:-

Double Aspect Sunroom: 'Karndean' flooring, uPVC double glazed windows to side and rear, uPVC half opaque double glazed door to rear garden.



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Inner Hall: 'Karndean' floor, built in double cupboard.

Double Aspect Master Bedroom: fitted carpet, fitted wardrobes, uPVC double glazed windows to rear and side.

Re-Fitted Shower Room: White suite, oversized cubicle with twin headed shower, wide wash hand basin with drawers under, low level WC, heated towel rail, underfloor heating, sensor low level lights, two uPVC double glazed windows.

Bedroom Two: fitted carpet, width of room range of wardrobe cupboards, uPVC double glazed window to side.

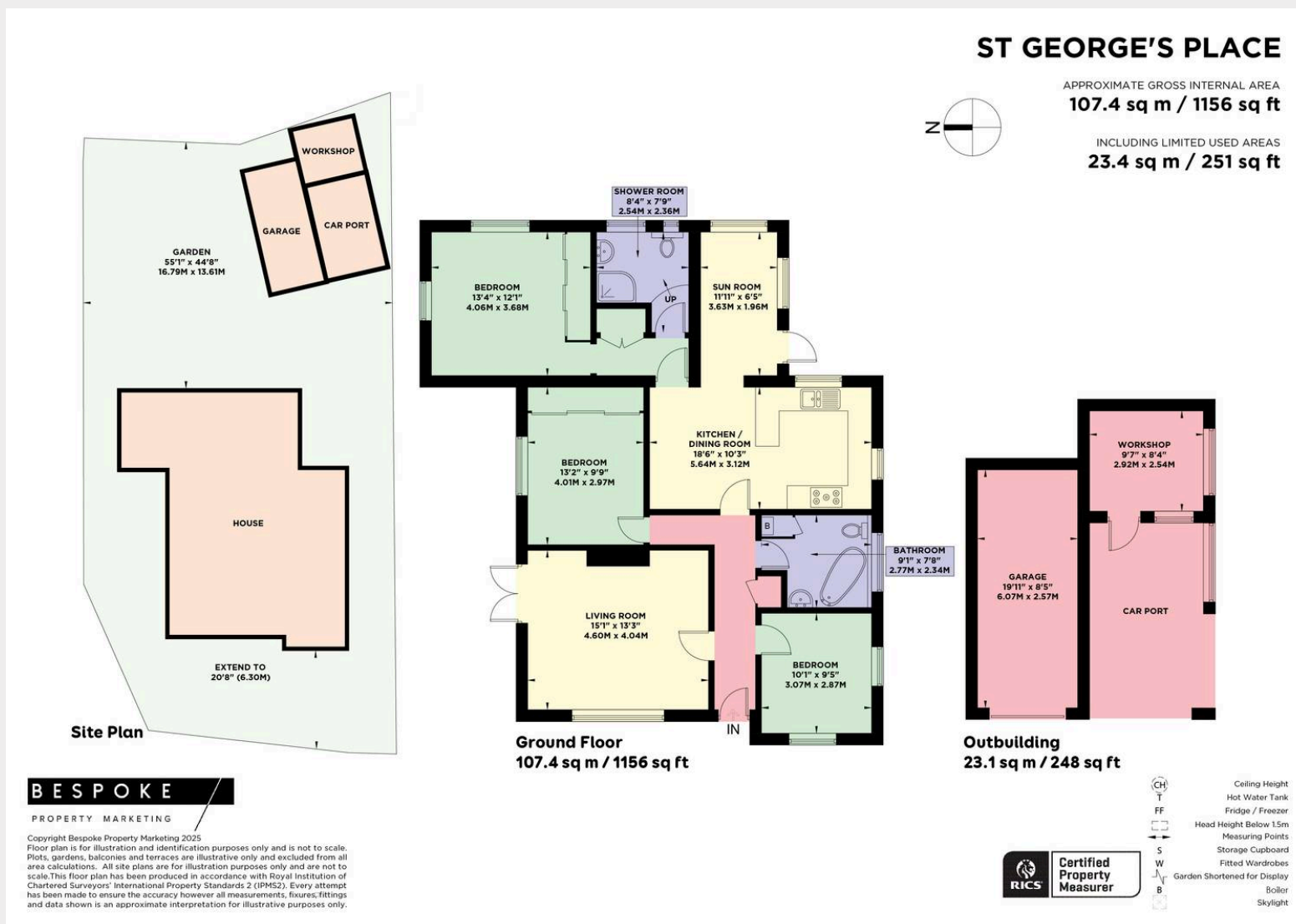
Double Aspect Bedroom Three: fitted carpet, uPVC double glazed windows to front and side.

Family Bathroom: White suite, corner bath, white hand basin, low level WC, tiled floor, part tiled walls, built in airing cupboard housing 'Worcester' boiler, uPVC opaque double glazed window.

Front Garden: laid to lawns with stocked flowers and shrub borders, specimen Acer tree, paved path to front door. **Long Private Drive:** provides off street parking for several cars and access to garage and carport. **Garage:** up and over door. Lighting and power. Covered storage space for bikes or logs. **Carport:** glazed roof, light and power, glazed window to side, open access to vegetable and herb garden, door to:- **Potting Shed:** glazed roof, light and power, two windows, workbench and shelving. **Rear and Side Gardens:** areas of patio and composite decking, shaped lawn, stocked beds and borders, step stone pathway.

Note: twelve solar electric panels with battery storage 4.4 Kw within loft.





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