



**MANSELL
McTAGGART**
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35 Orchard Way, Hurstpierpoint, BN6 9UB

Offers in excess of **£700,000**



35 Orchard Way

Hurstpierpoint,

This well presented extended five bedroom detached family home is something of a Tardis, with options it has great adaptability. Situated in a quiet Cul de sac location within walking distance to the centre of the picturesque village of Hurstpierpoint, with a variety of boutique shops, pubs and restaurants, also close to St Lawrence school and Hurst college internal viewing is highly recommended.

The entrance hall has a cloakroom with stairs rising to the first floor and an array of stunning fitted storage built into the staircase. Further rooms on the ground floor include two adaptable rooms currently used as a entertainment room and office that can quite easily be two further bedrooms, a family bathroom with bath, triton overhead shower, wash hand basin and WC. there is a dual aspect through living room and a large extended kitchen diner with breakfast bar area, wood work surfaces, high gloss eye level and base units, space for American fridge freezer, integrated appliances including Neff induction hob and overhead extractor fan, Neff oven and grill and wine cooler. The dining area has bi folds onto the rear garden and a separate utility room with space for a washing machine and tumble dryer and a door onto a side patio area.



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On the first floor the large landing space has eaves storage with a Vaillant combi boiler, three bedrooms, the master has triple aspect Velux's and there is further eaves storage in another of the bedrooms, a shower room with its own cubicle, wash hand basin with vanity unit and WC.

Outside the south facing rear garden, has a patio area with various outside plug sockets, a lawned area with a rear border with various plants, a home office with power and lighting (negotiable), a large shed with power and lighting, also a tree house ideal for young children, gated access to both sides. The front is paved with parking for up to five cars.

- Five bedroom detached chalet
- Versatile accommodation
- Open planned kitchen diner
- South facing rear garden
- Off road parking for up to five cars
- Well presented
- Quiet location
- Two bathrooms
- Utility room
- EPC: C Council Tax: E

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Approximate Gross Internal Area (Excluding Outbuilding) = 155.68 sq m / 1675.82 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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