



**Guide Price**  
**£712,500**

**Freehold**

4x  2x  3x 

**Trinity Road,  
Hurstpierpoint,  
Hassocks, West Sussex,  
BN6**

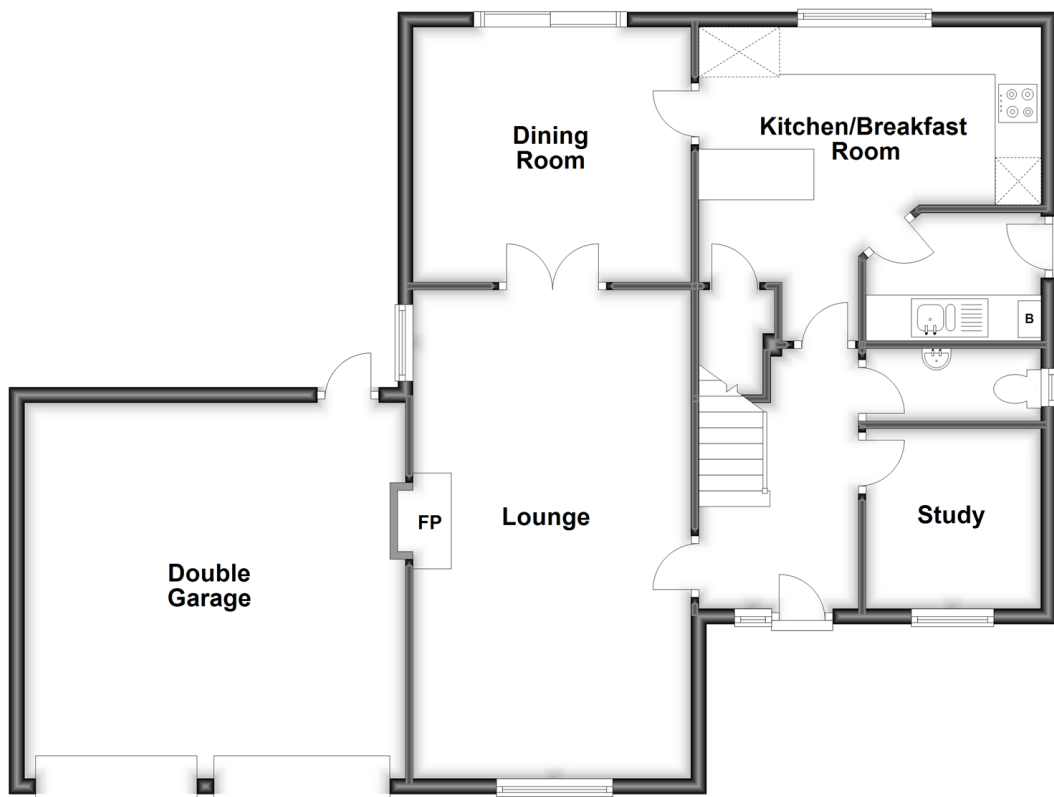
**OVER 60?**

Secure this property  
for up to **59% less!**

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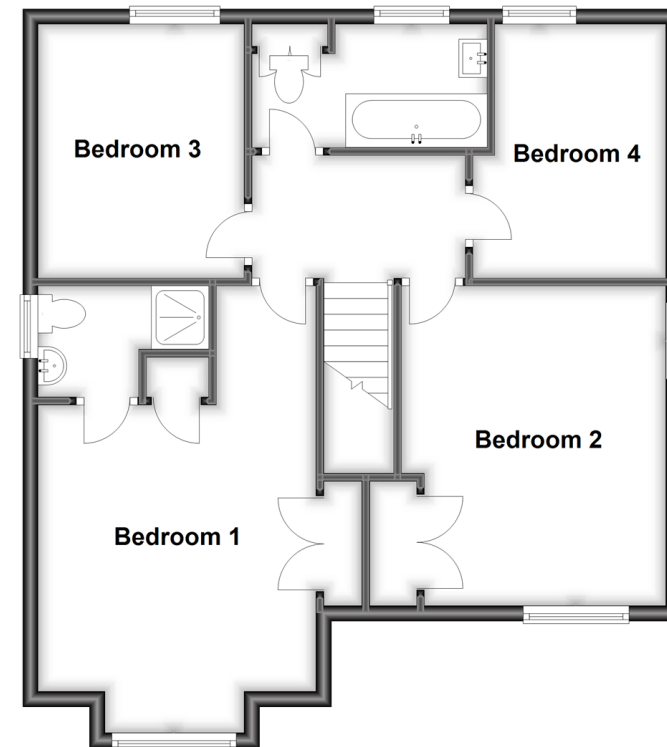
## Ground Floor

Approx. 95.2 sq. metres (1024.5 sq. feet)



## First Floor

Approx. 67.3 sq. metres (724.3 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 20'11 x 11'10 (6.38m x 3.61m)  
Dining Room: 11'9 x 11'0 (3.58m x 3.36m)  
Kitchen/Breakfast Room: 14'8 x 13'11 (4.47m x 4.24m)  
Utility Room: 7'6 x 5'6 (2.29m x 1.68m)  
Study: 7'8 x 7'5 (2.34m x 2.26m)

### En Suite Shower Room

Bedroom 2: 13'8 x 11'3 (4.17m x 3.43m)  
Bedroom 3: 11'0 x 9'0 (3.36m x 2.75m)  
Bedroom 4: 11'0 x 8'3 (3.36m x 2.52m)  
Bathroom

### OUTSIDE

Front and Rear Garden  
Double Garage: 17'11 x 17'3 (5.46m x 5.26m)  
Driveway

### FIRST FLOOR

Landing  
Bedroom 1: 19'5 x 11'11 (5.92m x 3.63m)



## Main features

- Open fireplace in large lounge
- Ample space with 4 double bedrooms and a secluded rear garden
- Privacy of en suite shower room to main bedroom
- Walking distance to Hurstpierpoint High Street as well as scenic countryside walks nearby
- Convenience of a double garage and off road parking



### Nearest Schools

Primary Schools: St Lawrence CofE Primary 0.0 miles, Albourne CofE Primary 1.2 miles, Windmills Junior School, The 1.9 miles

Secondary Schools: Hurstpierpoint College 0.7 miles,



### Transport Information

Train Stations: Hassocks 1.3 miles, Burgess Hill 2.4 miles, Wivelsfield 3.2 miles



### Address

Trinity Road, Hurstpierpoint, Hassocks, West Sussex, BN6



### Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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