

# MARCHANTS



MAUDE SINGER WAY, HURSTPIERPOINT, WEST SUSSEX, BN6 9GF



A beautifully presented flint-style detached home enjoying superb views of the village recreation ground opposite. Arranged over three floors, the spacious accommodation includes a triple-aspect living room, a cosy snug, a well-appointed kitchen/dining room and utility room. There are five bedrooms, two with ensuite facilities, in addition to a family bathroom. The property also benefits from an easy-to-maintain garden, double-width garage and own driveway. **Available on an assured periodic tenancy from August 2026.**

- Modern Detached House
- Five Bedrooms
- Three Bathrooms (Two Being Ensuite)
- Two Living Rooms
- Open Plan Kitchen/Diner with Separate Utility Room
- Own Driveway & Double Width Garage
- Easy-to-maintain Rear Garden
- Available from August 2026



## £3,250 PCM

1 Keymer Road, Hassocks, West Sussex, BN6 8AE

01273 843333 / [www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk)



**Marchants Lettings:** Marchants Limited, Registered in England & Wales company number 04702251 with registered office being at 1 Keymer Road, Hassocks, West Sussex, BN6 8AE.

## LOCATION

---

Positioned opposite the village recreation ground, the property boasts one of the most prestigious positions in the Spireswood Grange development, built in 2016 by David Wilson Homes. The village centre is approximately 0.7 miles walking distant, whilst Hassocks Mainline Station and the A23 approximately 2.6 miles in opposite directions.

The charming village of Hurstpierpoint benefits from an excellent array of local amenities including many independent shops, eateries, post office, health centre and village school. Hurstpierpoint College which is a well renowned 'co-educational day and boardings school' is just under half a mile from the property, and nearby town of Burgess Hill beyond. Surrounding the village is an abundance of stunning countryside and views of the South Downs national park, perfect for those seeking a semi rural location but with convenient connections.

## PROPERTY DESCRIPTION

---

A spacious L-shaped **HALLWAY** with LVT flooring and two built in storage cupboards.

**CLOAKROOM** With toilet & basin.

**LIVING ROOM** A spacious triple aspect room with patio doors opening onto the rear garden. Wall hung TV bracket with point.

**SNUG** A bay fronted room overlooking the recreation ground.

**KITCHEN/DINING ROOM** A spacious room which has views to the recreation ground and the rear garden which is accessed by bifold doors. The kitchen area is fitted with gloss white cabinetry and wood-effect laminate worktop including a central island/breakfast bar. Integrated appliances include 'Electrolux' oven, 'AEG' 6 burner gas hob and extractor over, 'Bosch' dishwasher, fridge/freezer and wine fridge.

**UTILITY ROOM** Overlooking the rear garden, the utility area is fitted with matching cabinetry and worktop to the kitchen. Stainless steel sink, base and wall cupboards, extractor and integrated 'Bosch' washing machine. Door to rear garden.

**FIRST FLOOR LANDING** Radiator, built in double airing cupboard housing a hot water cylinder.

**BEDROOM TWO** A triple aspect room with walk-in wardrobe. **ENSUITE BATHROOM** Fitted with a white suite comprising a bath, shower enclosure, wash basin and toilet.

**BEDROOM THREE** Overlooking rear garden.

**BEDROOM FOUR** Overlooking recreation ground.

**BEDROOM FIVE** Overlooking recreation ground.

**FAMILY BATHROOM** Fitted with a white suite comprising a bath, shower enclosure, wash basin and toilet.

**SECOND FLOOR GALLERIED LANDING** Having a fine view of the recreation ground.

**BEDROOM ONE** A double aspect loft style room with a lovely view. **ENSUITE SHOWER ROOM** White suite comprising a shower enclosure, wash basin and toilet.

## GARDEN AND PARKING

**FRONT AND SIDE GARDEN** A narrow open plan garden laid to shrubs and ornamental trees.

Double width **DRIVEWAY** with outside lighting and EV charging point. Gate to rear garden.

**DETACHED DOUBLE GARAGE** Having a pitched tiled roof providing overhead storage inside. Power and light, automatic door opener and additional 'Hotpoint' fridge/freezer.

**REAR GARDEN** An easy-to-maintain garden laid to Astroturf with two patios, composite decking, outside garden lights (controlled by a Wi-Fi plug connect to an app), mature shrub section, small Wendy house, water tap and additional outside sentry lights.

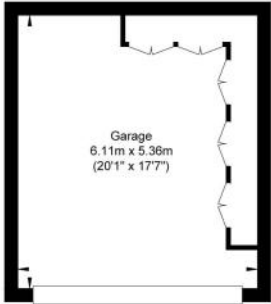
**N.B. The property also benefits from alarm security.**



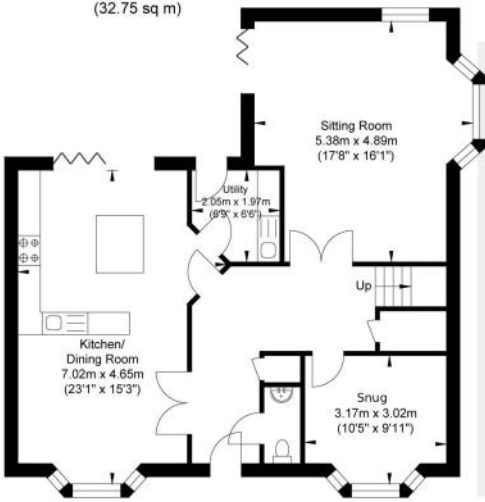
MAUDE SINGER WAY, HURSTPIERPOINT, WEST SUSSEX, BN6 9GF



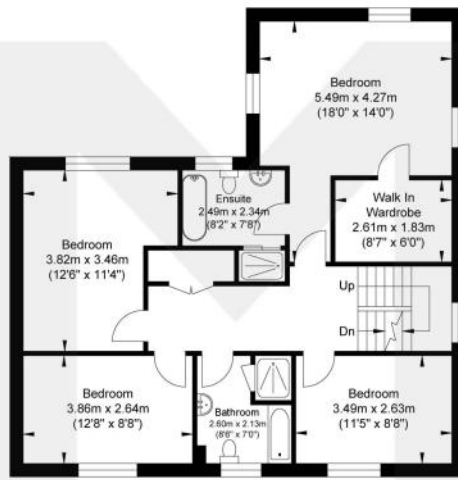
## FLOORPLAN



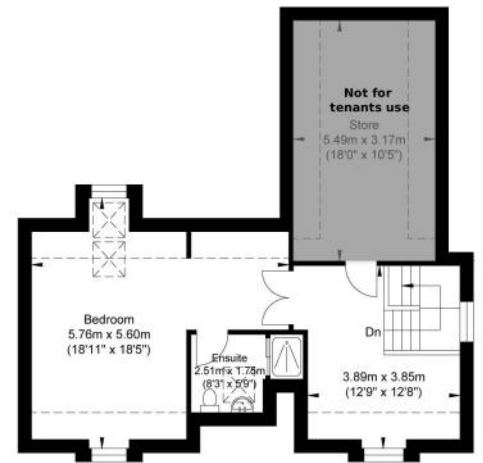
Garage  
Approximate Floor Area  
352.51 sq ft  
(32.75 sq m)



Ground Floor  
Approximate Floor Area  
858.63 sq ft  
(79.77 sq m)



First Floor  
Approximate Floor Area  
831.29 sq ft  
(77.23 sq m)



Second Floor  
Approximate Floor Area  
622.26 sq ft  
(57.81 sq m)



Approximate Gross Internal Area (Excluding Garage) = 214.81 sq m / 2312.18 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### TENANCY DETAILS

AVAILABLE ON AN ASSURED PERIODIC TENANCY

SUBJECT TO A SUPERIOR LEASE - NO

HOLDING DEPOSIT - £200.00

TENANCY DEPOSIT - £3,750.00 (equivalent to 5 weeks rent)

AVAILABLE FROM - August 2026

### ADDITIONAL INFORMATION

BROADBAND TYPE - FTTC UTILITIES - MAINS

RESTRICTIONS - N/A RIGHT OF WAY - NO

EASEMENTS - NO FLOOD RISKS - NO

ENERGY EFFICIENCY RATING - B

COUNCIL TAX BAND - G (Mid Sussex District Council)

### TO APPLY, PLEASE GET IN TOUCH.

PLEASE NOTE: These particulars have been prepared in good faith with the landlords approval, however, applicants must satisfy themselves as to their accuracy before proceeding with an application. Telephone and broadband points are subject to the conditions of the supplier. Applicants will be requested to provide information allowing us to independently verify both their identity and financial ability to proceed. Internal photographs must not be taken without the permission of the agent or the landlord. 55521/11MAUSINWAY/BAG/MMXXVI05617

# MARCHANTS

1 Keymer Road Hassocks West Sussex BN6 8AE  
01273 843333 / info@marchantsestateagents.co.uk  
www.marchantsestateagents.co.uk