



## 3 Danworth Lane, Hurstpierpoint, BN6 9LN

£730,000

A previously extended four bedroom semi-detached house in a rural location with beautiful views to the farmland at the front and fields to the back of the landscaped rear garden with spacious living accommodation and in close proximity to Hurstpierpoint College.



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# 3 Danworth Lane

Hurstpierpoint

**Front garden/driveway** offering space for 2-3 vehicles

**Entrance porch** uPVC double glazed front door offering space as boot room leading to front door of property leading into;

**Hallway** tiled flooring, coats/shoes cupboard, downstairs w/c under the stairs, doors leading to kitchen and living room;

**Living room** two large uPVC double glazed windows to front views, log burner, doors leading to;

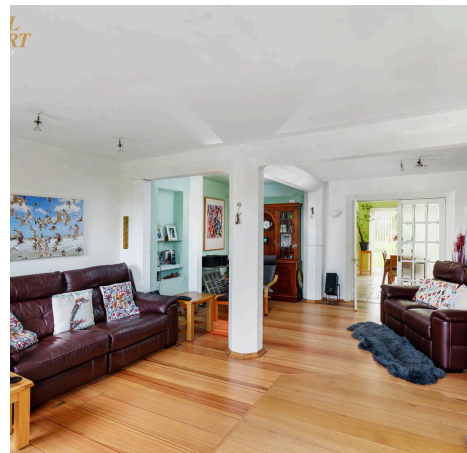
**Dining room** tiled flooring, uPVC double glazed French doors leading to garden, door leading to;

**Large L-Shaped Kitchen** a number of white glossy units with Quartz countertops, soft close drawers, 5-ring gas hob with extractor hood overhead, chest high dual AEG oven/grill, space for American-style fridge/freezer, space for freestanding washing machine, space for freestanding tumble dryer, integrated dishwasher, single bowl stainless steel sink with additional 1 ½ bowl stainless steel sink with draining board in utility room. Door from kitchen leading to;

**Garage** workshop with power & lighting, electric roll-up shutter door leading to driveway.

## First floor

**Landing** cupboard housing hot water emersion tank, doors to all rooms





# 3 Danworth Lane

## Hurstpierpoint

**Bedroom 1** large, double, dual aspect bedroom with uPVC double glazed window plus uPVC double glazed door leading to roof terrace with views over rear garden & fields to rear; large fitted wardrobes with sliding, mirrored doors

**Bedroom 2** double bedroom with uPVC double glazed window overlooking farmers' fields to front

**Bedroom 3** double with uPVC double glazed door leading to roof terrace overlooking rear garden/fields to rear

**Bedroom 4** single bedroom with uPVC double glazed window to front elevation

### Office

**Bathroom** laminated floor, low level w/c, basin with vanity storage underneath, bath, heated towel rail, extractor fan for ventilation plus uPVC double glazed window

**Shower room** laminated flooring, walk-in shower cubicle, low level w/c, basin with vanity storage underneath, heated towel rail.

**Large patio** for outside dining, large areas of lawn with multiple areas of mature shrubs & trees, pond, greenhouse, sheds; through a canopy to further area of garden with privately owned fields behind used for equestrian purposes, raised decking, raised allotment beds and two further large sheds for storage.

- **Council tax band: D – EPC rating: D**



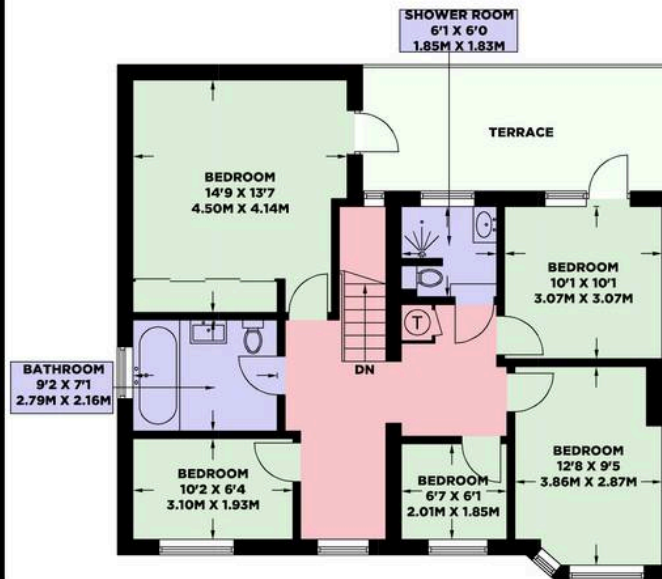
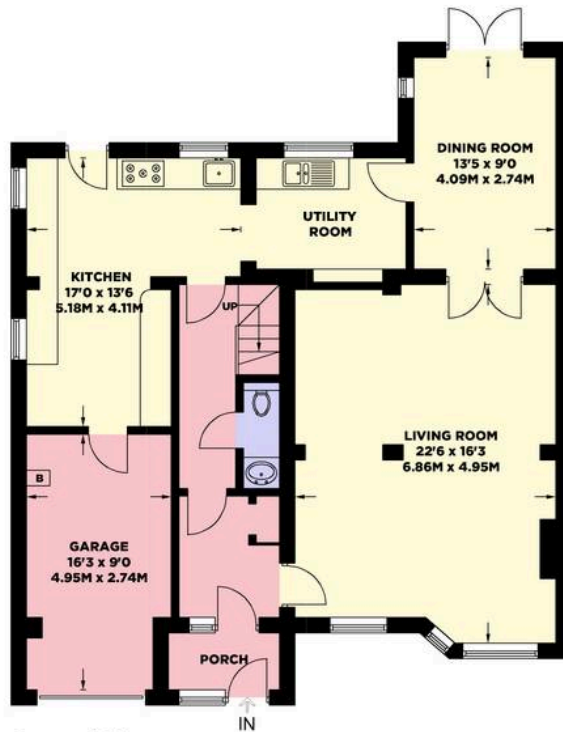
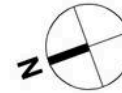
# 3 DANWORTH LANE

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING GARAGE)

**1965 sq ft / 182.6 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING GARAGE)

**1822 sq ft / 169.3 sq m**



Site Plan

- (CH) Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- Garden Shortened for Display

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Floor plan is for illustration and identification purposes only and is not to be used for legal or financial purposes. All measurements are approximate and are for illustrative purposes only. All site plans are for illustration purposes only and are not to be used for legal or financial purposes. Every attempt has been made to ensure the accuracy of all measurements, fixtures, fittings and finishes shown in the floor plan. However, the floor plan is an approximate interpretation for illustrative purposes only.

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**Certified Property Measurer**

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