



4 Hurstbeech Close  
Hurstpierpoint, BN6 9FP

Mark Reville & Co

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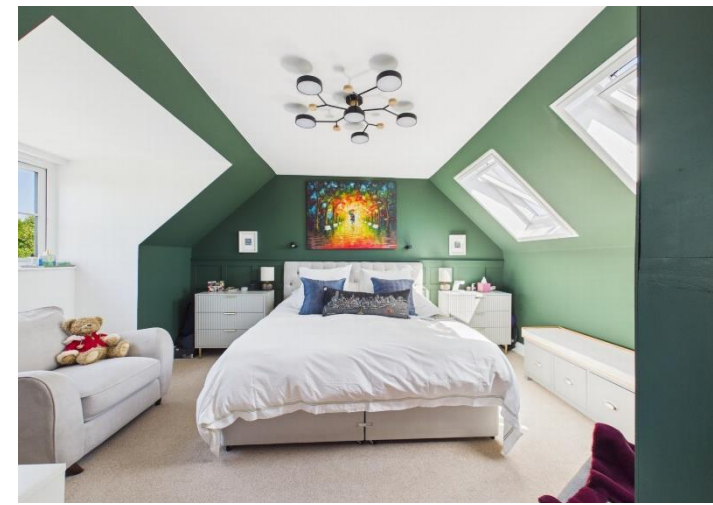
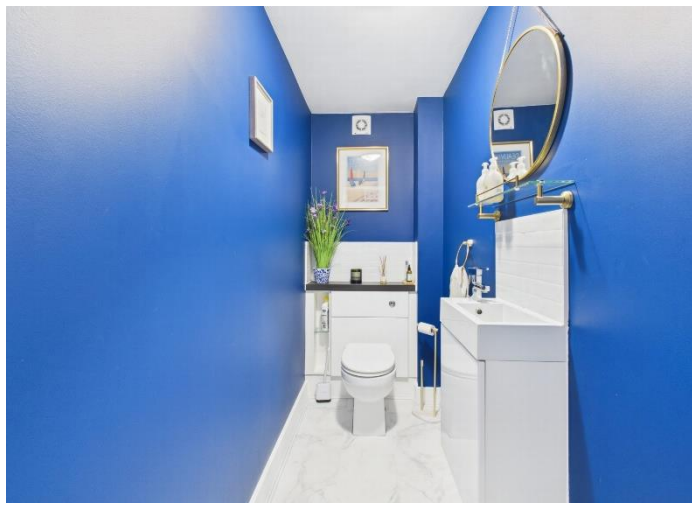
Hurstpierpoint, BN6 9FP

Offers in Excess of £800,000 Freehold

Situated within a highly regarded cul-de-sac on the edge of the village, this impressive modern detached family home offers spacious and well balanced accommodation arranged over three floors. Backing directly onto woodland, the property also offers further scope to extend to the rear, subject to the necessary planning permissions. Beautifully presented throughout, the home is ideally suited to modern family living, offering versatile and generous accommodation. The ground floor features a welcoming entrance hall, downstairs cloakroom, an impressive sitting room with feature fireplace and bay window, together with a separate living room/playroom. The beautifully appointed modern kitchen is fitted with a range of integrated appliances and shaker style wall and base units complemented by matching work surfaces, with patio doors opening onto the garden. Leading off the kitchen is a separate dining/utility area, also enjoying patio doors to the rear garden. The first floor provides four well proportioned bedrooms, a contemporary family bathroom, and a Jack and Jill en suite shower room serving two of the bedrooms. Occupying the entire second floor, the principal bedroom suite enjoys a high degree of privacy and features a separate dressing room fitted with bespoke wardrobes, together with a stylish en suite shower room. Outside, the property is approached via a paved driveway providing off road parking and access to the attached garage. The impressive rear garden is predominantly laid to lawn with mature planting and enjoys a pleasant woodland backdrop. A paved terrace adjoins the rear of the house, while a timber summerhouse/playhouse is positioned in one corner of the garden

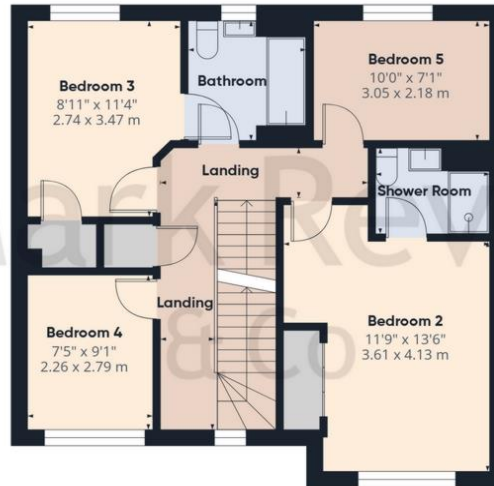
Hurstbeech Close is a small and select residential cul-de-sac situated on the northern edge of the highly sought after village of Hurstpierpoint. The village offers an excellent range of amenities centered around its vibrant High Street including independent shops, cafés, restaurants, traditional public houses, a delicatessen, butcher, greengrocer, Post Office and historic parish church. The nearby village of Hassocks provides a mainline railway station with regular services to London Victoria and London Bridge, making the area particularly popular with commuters. The surrounding countryside of the South Downs National Park offers a wealth of scenic walks and outdoor pursuits, whilst the area is also well served by an excellent selection of highly regarded state and independent schools. The larger centres of Brighton, Haywards Heath and Gatwick Airport are all easily accessible via the A23/M23 road network.



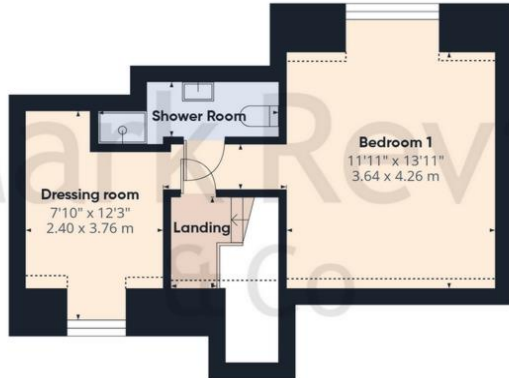




Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1753 ft<sup>2</sup>  
162.8 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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