

MANSELL McTAGGART
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62 College Lane, Hurstpierpoint, BN6 9AH

£325,000







62 College Lane

Hurstpierpoint,

A two-bedroom mid-terraced Victorian cottage with 90' West Facing rear garden in proximity to Hurstpierpoint High Street, in need of modernisation is being offered as a vacant possession with no onward chain.

Front

Brick stairs lead to the brick built front garden with front garden consisting of a flower bed with mature shrubs, uPVC double glazed front door leads into;-

Living room

Carpeted, uPVC double glazed sash window to front, decorative cast iron fireplace, cupboard next to fireplace, fuseboard and electric meter suspended above front door, door leading into;-

Kitchen

Laid with linoleum flooring with a number of pine-effect eye and base level units with laminate wood countertops with appliances including a freestanding oven with integrated 4-ring ceramic hob, freestanding washing machine, freestanding Beko fridge/freezer and stainless steel sink with draining board. There is an understairs cupboard, door leading to the bathroom with a uPVC double glazed door leading into rear garden and a cupboard concealing the Ideal Atlantic combi boiler.

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Bathroom

Linoleum flooring, shower over bath with part-tiled walls, low level w/c, basin and uPVC double glazed frosted window.

First floor

Carpeted stairs lead to the first floor landing with doors leading to both bedrooms.

Bedroom one

Carpeted, double bedroom with uPVC double glazed sash window to front. Fireplace is currently boarded up but could be restored, alcoves to both sides of chimney breast for storage space.

Bedroom two

Carpeted, single bedroom with uPVC double glazed sash window to rear garden. Fireplace also boarded up and could be restored, alcoves to both sides of chimney breast plus additional alcove in other corner for more storage.

Rear garden

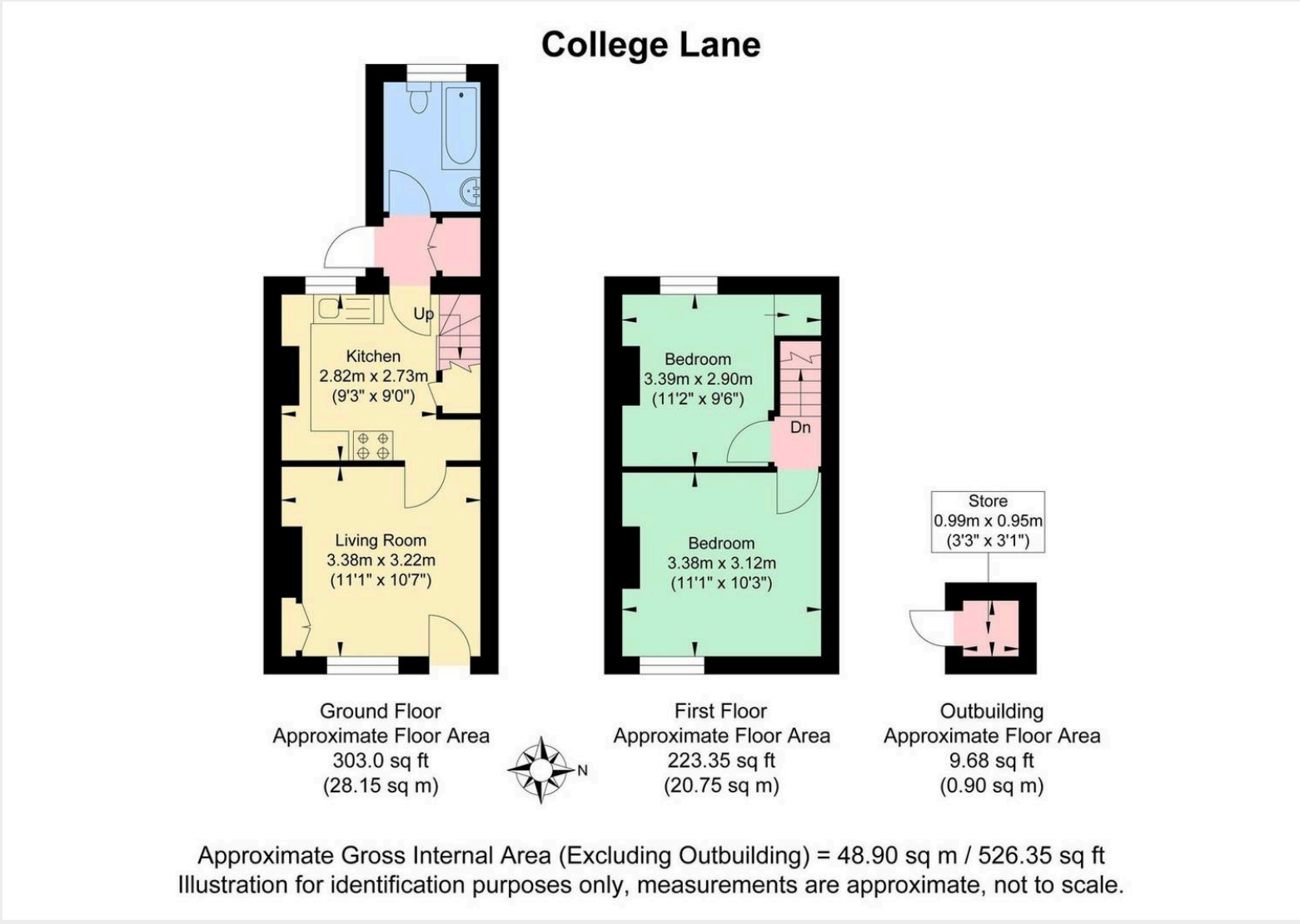
Door from kitchen leads into rear garden with small patio space and most of the garden is then laid to lawn. Bright, 90' West Facing rear garden backing onto open farmland with public footpaths, decking at rear of garden is in need of replacement.

Council Tax band: C









Approximate Gross Internal Area (Excluding Outbuilding) = 48.90 sq m / 526.35 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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