



5 Bishops Close

HURSTPIERPOINT | WEST SUSSEX | BN6 9XU

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Situation

A well located family home occupying a generous plot with excellent potential for modernisation and extension benefiting from a west facing rear garden and detached double garage

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocer, deli, butchers, post office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

Situated at the end of a popular cul-de-sac, this well positioned home occupies a larger than average plot and offers an appealing opportunity for modernisation with further potential to extend (stnc). The ground floor is arranged around a generously proportioned naturally light sitting/dining room extending the full depth of the property, with the kitchen positioned to the rear overlooking the garden. Three bedrooms and a family bathroom occupy the first floor. To the rear, the west facing garden enjoys a good degree of privacy with mature trees and established shrubbery providing an attractive green backdrop and scope to create a wonderful outdoor entertaining space. A detached double garage and driveway complete the property, providing off street parking and additional storage.



Overview

Kitchen

- » Wall and base units
- » Space for gas cooker
- » Space for fridge freezer
- » Inset sink and drainer



Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin with cupboards under



Specification

- » Wall mounted gas fire boiler
- » Detached double garage
- » West facing rear garden

External

The property is approached over a tarmac driveway with parking for two cars and access to double garage. There is a hard landscaped front garden with an area of shingle and well stocked shrub beds. Side access to the rear garden is via a wrought iron gate where a paved patio adjoins the rear of the property. The garden is predominantly laid to lawn with an abundance of mature and established tree and shrub borders and beds. There is also the benefit of an ornamental fish pond and greenhouse.





Transport Links

Hassocks Train Station	approx. 2.2 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.7 miles
Brighton	approx. 9.5 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Bishops Close, Hurstpierpoint, BN6 9XU

Approximate Gross Internal Area = 82.9 sq m / 892 sq ft
Garage = 30.9 sq m / 333 sq ft
Total = 113.8 sq m / 1225 sq ft

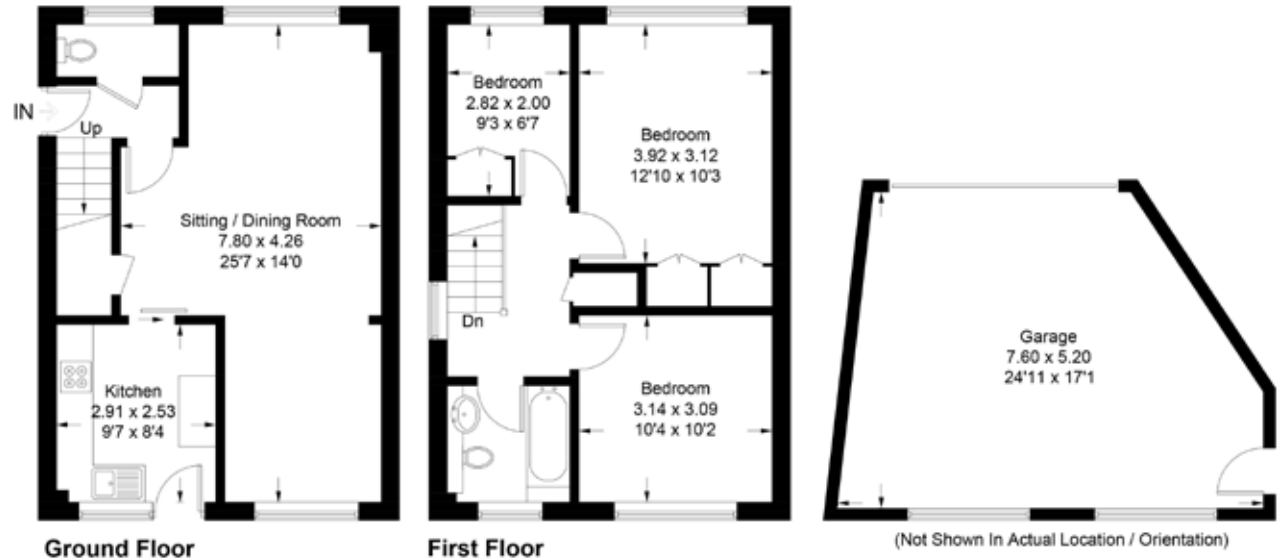


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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