



96 Iden Hurst

HURSTPIERPOINT | WEST SUSSEX | BN6 9YJ

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Situation

A spacious family home with four double bedrooms, a west facing garden and a convenient village location

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 along a popular residential road within easy walking distance of the local school, Hurstpierpoint High Street and Hurst Meadows, this well presented family home offers versatile accommodation arranged over two floors. The ground floor provides two reception rooms, including a study to the front and a particularly light sitting/dining room spanning the rear of the property with doors opening directly onto the landscaped garden. The kitchen is fitted with sleek modern cabinetry and a range of integrated appliances complemented by useful understairs storage, while a cloakroom completes the ground floor. Upstairs, there are four double bedrooms including the principal bedroom with fitted wardrobes and an en-suite shower room. A modern family bathroom serves the remaining bedrooms providing practical accommodation for family life. Outside, the west facing rear garden has been attractively landscaped with a predominantly lawned garden and a recently laid paved patio offering an ideal setting for outdoor dining and entertaining. To the side of the property, off street parking is provided for two vehicles together with access to a detached garage.



Kitchen

- » Shaker style wall and base units
- » Stainless steel sink and drainer
- » Inset 'Hotpoint' five ring gas hob
- » Integrated 'Hotpoint' double electric oven
- » Integrated Indesit dishwasher
- » Integrated 'Bosch' washing machine
- » Tiled floor



Bathrooms

Family Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Wash hand basin
- » Heated ladder style towel rail
- » Tiled floor



En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with cupboard under
- » Heated ladder style towel rail
- » Tiled floor



Specification

- » Wall mounted 'Potterton' boiler
- » Landscaped west facing rear garden
- » Garage



External

The property is approached via a driveway providing off street parking for two vehicles together with access to the garage. To the front is a planted area with a path leading to the front door. The attractive rear garden is a particular feature of the property offering a bright and spacious outdoor area with a good degree of privacy. Predominantly laid to lawn, the garden benefits from a paved patio adjoining the rear of the house accessed directly from the sitting/dining room through french doors providing an ideal space for outdoor dining and entertaining. The garden is fully enclosed by fencing and enjoys a westerly orientation. There is the benefit of external lighting and access is via a timber gate from the driveway.





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. 1.5 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

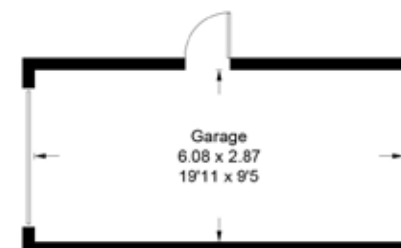
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Iden Hurst, Hurstpierpoint, BN6 9YJ

Approximate Gross Internal Area = 114.8 sq m / 1236 sq ft

Garage = 17.4 sq m / 187 sq ft

Total = 132.2 sq m / 1423 sq ft



(Not Shown In Actual Location / Orientation)

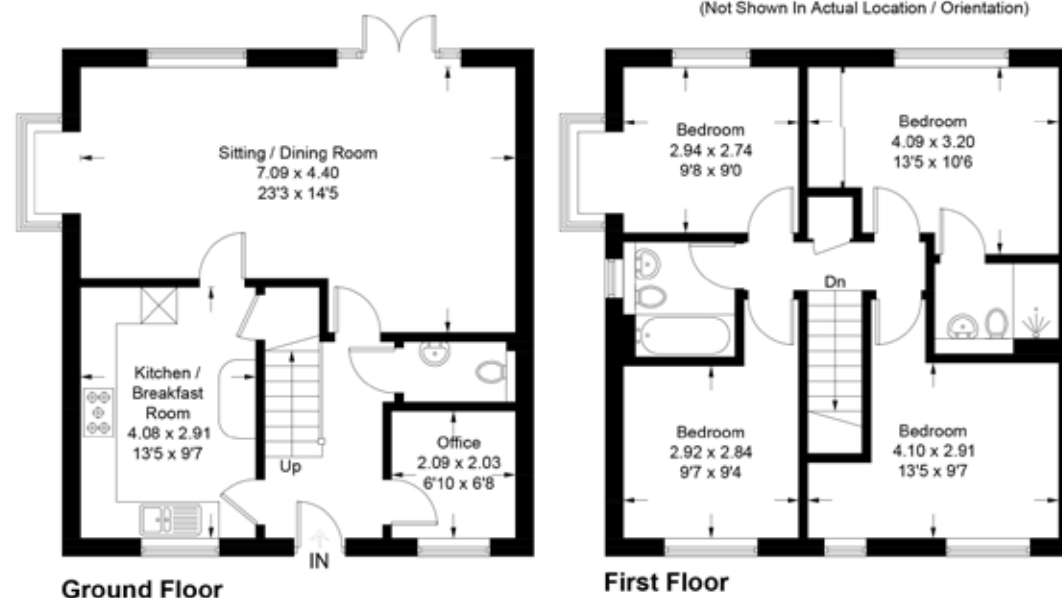


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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