



**MANSELL
McTAGGART**
— Trusted since 1947 —



91 College Lane, Hurstpierpoint, BN6 9AE
£599,950



91 College Lane

Hurstpierpoint,

A beautifully presented extended Victorian terraced house situated in a quiet part of the ever popular College Lane, this property has been tastefully refurbished by the current owner and boasts both charm and character throughout. Some of the main highlights include a modern fitted crown kitchen adjacent to the dining area, a secluded rear garden ideal for entertaining with patio seating areas, three good size bedrooms and two bathrooms. A fine example and internal viewing is highly advised.

The entrance hall has stairs rising to the first floor. On the ground floor there is a separate living room with stripped flooring, feature fireplace with wood burner, useful understairs storage cupboard, a dining area also with stripped flooring and built in storage cupboards. The extended Crown kitchen was fitted in 2022 and has a selection of eye level and base units, composite stone work surfaces, Italian tiled floor, hot water tap, space for rangemaster oven, integrated extractor fan, dishwasher, fridge freezer, washing machine and tumble dryer. Sliding patio doors onto rear garden.



91 College Lane

Hurstpierpoint,

On the first floor there are two good size bedrooms the larger one having a feature fire place and built in storage, a large family bathroom suit with roll top free standing bath and shower attachment, wash hand basin, WC, walk in shower cubicle, storage units including a cupboard housing the 'Valliant' combi boiler which has also been recently fitted.

On the top floor there is a dual aspect master bedroom with built in storage cupboard, a ensuite shower room with walk in shower, wash hand basin and WC.

Outside the rear garden has a tiled covered patio seating area ideal for alfresco dining, a log store, lawned area, tiled paved pathway, raised flower boxes, various trees and borders and a rear patio seating area with gated access, storage shed.

The front garden has a patio seating area surrounded by planted borders.

- Three bedroom Victorian terraced house
- Three floors
- Beautifully presented
- Extended modern fitted kitchen
- Two bathrooms
- Separate living room
- Dining room
- Secluded large rear garden with patio seating areas
- Desired location
- EPC: D Council Tax: C



College Lane



Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

**MANSELL
McTAGGART**
— Trusted since 1947 —

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.