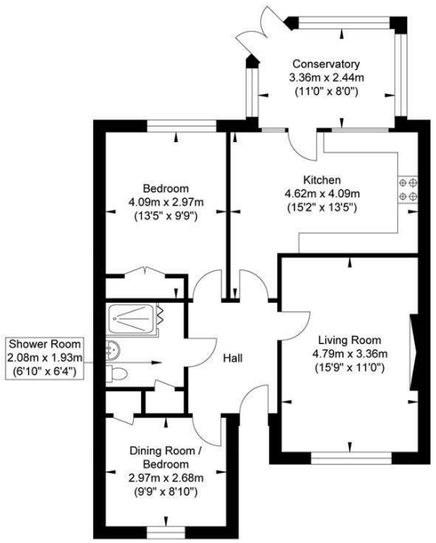
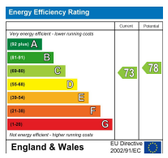
Brown Twins Road

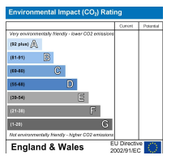


N

Ground Floor
Approximate Floor Area
783.82 sq ft
(72.82 sq m)

Approximate Gross Internal Area = 72.82 sq m / 783.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

10 Trinity Court, Brown Twins Road, Hurstpierpoint, BN6 9XS

Guide Price £465,000 Freehold

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What we like...

* An incredibly sought-after and highly exclusive development for the over 60s.

* A prime location to take advantage of all of the amenities Hurstpierpoint has to offer.

* Delightful and totally private south-facing garden.

* Excellent order throughout, providing a truly turn-key purchase.

* No chain means a swift move is possible.

Welcome Home

Are you looking for an easy-to-manage home with generous accommodation, a private south-facing garden and the village High Street within a comfortable stroll? If so, this spacious two-bedroom bungalow in Trinity Court could be just the one you've been waiting for.

Trinity Court is an attractive, sought after and established development of just seventeen bungalows, created specifically for the over-60s and positioned in the heart of Hurstpierpoint. Mature planting, attractive communal grounds and a peaceful courtyard-style setting give the development a particularly welcoming feel, while the shops, cafés, pubs and everyday amenities of the village are all close at hand.

Offering approximately 784 sq ft of well-planned, entirely single-storey accommodation, the bungalow is larger than its frontage might initially suggest. A central entrance hall connects the principal rooms, including a particularly generous living room with a broad window overlooking the development and a feature fireplace providing a natural focal point.

The kitchen is comfortably large enough for a breakfast table and is fitted with an extensive range of cabinetry and integrated cooking appliances. From here, a door opens into the conservatory, creating a bright additional reception space from which to sit and enjoy the garden throughout the seasons.

There are two flexible bedrooms. The principal bedroom is a well-proportioned double with useful built-in storage, while the second is presently arranged as a formal dining room and would work equally well as a guest bedroom, study or hobby room. A contemporary shower room completes the accommodation.

Step Outside

One of the home's most appealing features is its private south-facing rear garden. Designed with ease of maintenance in mind, it is arranged around paved seating areas bordered by established shrubs, roses and colourful planting. The mature boundaries provide a pleasing sense of privacy, while a timber shed offers practical garden storage.

An allocated parking space is provided within the development with further spaces available.

The Hurst Life

For anyone seeking that quintessential village lifestyle, Hurstpierpoint has so much to offer and Trinity Court occupies a fabulous spot to take advantage of everything the village has to offer, being within easy reach of the High Street and open countryside. It has a thriving community, beautiful historic High Street, reputable schools in both the private and state sector and is surrounded by a glorious Sussex countryside. The bustling High Street epitomises quintessential village life and enjoys an eclectic mix of independent stores, shops, boutiques, pubs and restaurants. The New Inn gastropub has great food and you can get enjoy pint of 'Harveys Best' in front of a roaring open fire.

The locals favourite eateries include Village Pizza Kitchen, Hop Tub Taproom/microbrewery, Nurpur Indian, Morleys Bistro and the Fig Tree (fine dining). For a flat white you can head to Fuel or No.7 Coffee shops. Hampers Delicatessen is superb and has freshly baked artisan breads from Fellows Bakery in nearby Ardingly. For hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and Sussex Countryside is right on your doorstep.

For commuters, Hurstpierpoint is conveniently located for Hassocks Station which sits on the mainline and offers fast, regular services to London (Victoria/London Bridge in approx 54 mins), Brighton (9 mins) and Gatwick International Airport (20 mins). Schooling wise, the village has a reputable primary school in the form of St Lawrence CofE. In the private sector, Hurst College is very highly regarded. For secondary state education, most children attend Downlands in the neighbouring Hassocks.

By car, you can easily access the A23(M) which will get you into central Brighton in 10 mins and onto the M23 and M25 swiftly too.

The Specifics

Tenure: Freehold
Title Number: WSX253789
Estate Charge: £135 pcm for maintenance of communal areas
Local Authority: Mid Sussex District
Council Tax Band: D
Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending buyers check details personally as we cannot guarantee its accuracy. Any information in this marketing brochure cannot be used as part of an offer.

NB - Anti Money Laundering Obligations

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.