MANSELL McTAGGART
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91 College Lane, Hurstpierpoint, BN6 9AE

£579,950

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 booth 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.

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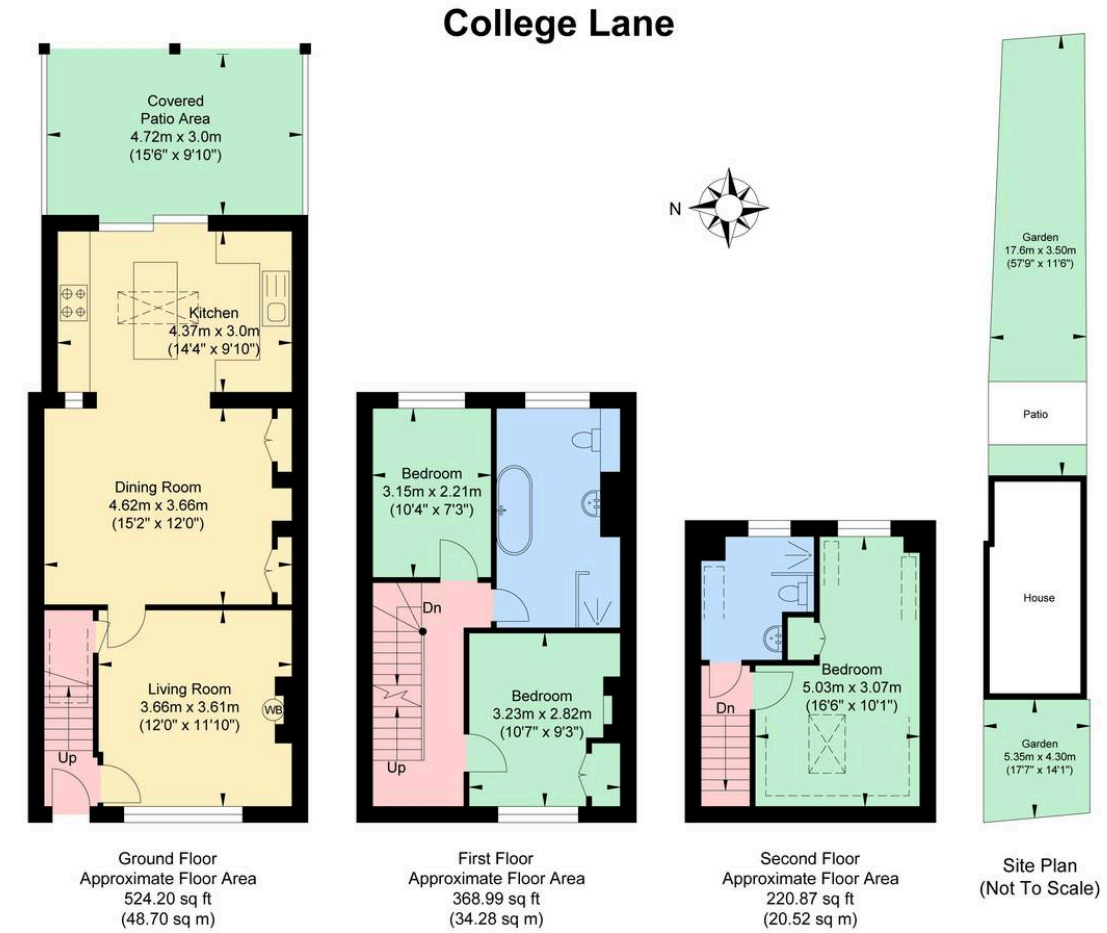
On the first floor there are two good size bedrooms the larger one having a feature fire place and built in storage, a large family bathroom suit with roll top free standing bath and shower attachment, wash hand basin, WC, walk in shower cubicle, storage units including a cupboard housing the 'Valliant'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



Approximate Gross Internal Area = 103.50 sq m / 1114.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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