



42 Iden Hurst, Hurstpierpoint, BN6
9YJ



richwards
TOWN & COUNTRY ESTATE AGENTS

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£500,000

Bramble Park, a popular residential area built by Bovis Homes, has been thoughtfully laid out and landscaped with designated footpaths allowing traffic free walking almost to the local school and village and open space within Hurst Meadows. Hurstpierpoint has a bustling high street with a village stores, butchers, bakers, greengrocers, pharmacy and a range of independent retail outlets. St Lawrence CEP School is rated OFSTED outstanding and Downlands Community School in Hassocks is also OFSTED outstanding. Hassocks mainline railway station is within 2 miles to the east and the city of Brighton & Hove is within 10 miles to the south. Many miles of countryside walking can be accessed within a few metres of the property, directly from the development.

A Recently Constructed 3 Bedroom Semi Detached Home, With Larger Than Expected Rear Garden, Garage & Private Driveway, & Being Within Easy Walking Distance Of St Lawrence CEP School, The Village High Street & Open Countryside.



Approximate Gross Internal Area = 94.30 sq m / 1015.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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AGENTS NOTE: Any information, including areas, measurements and distances, is given for guidance purposes only. We cannot give any undertaking that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(2 plus) A	
(81-91) B	84	B	
(69-80) C		C	
(55-68) D		D	
(39-54) E		E	
(21-38) F		F	
(1-20) G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	