



43 Highfield Drive, Hurstpierpoint, BN6 9AU

£475,000

A very well presented, updated, extended and improved three bedroom Neo Georgian style end of terrace house with a driveway and garage. Conveniently situated within a short walk of the picturesque and historic village High Street.



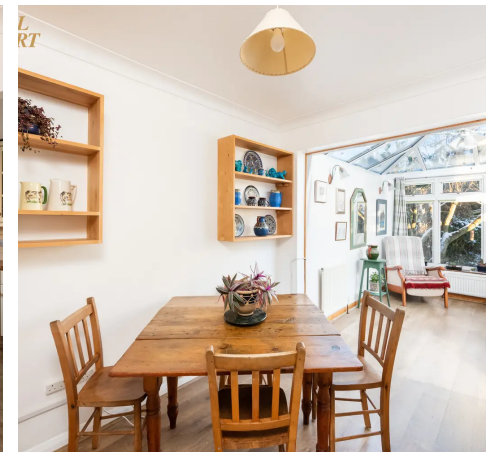
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Hurstpierpoint

Offered for sale with the benefit of vacant possession and no onward chain.

A uPVC double glazed front door leads into a spacious hall, with stairs rising up to the first floor and a glazed panelled door opens into the bay fronted sitting room. The sitting room has a feature stone fireplace at its focal point, a deep under stairs storage cupboard and a pretty curved bay uPVC double glazed window to the front elevation, a glazed panelled door leads directly into the separate dining room. The dining room has a wide opening into the kitchen and is open plan to the conservatory. The conservatory is of part brick and uPVC double glazed construction under a pitched double glazed glass roof, there are two radiators ensuring year round usage and double doors access the rear gardens. The kitchen is fitted at both eye and base level with cream coloured Shaker style units with wooden door furniture and wooden effect laminate worktops, there is a white enamelled sink unit with space and plumbing for both a washing machine and dishwasher, integrated fridge/freezer, stainless steel oven with four ring gas hob and concealed filter hood over. The kitchen worktop & built in appliances were replaced in 2021. The modern Worcester combi boiler is wall mounted beside the eye level units.



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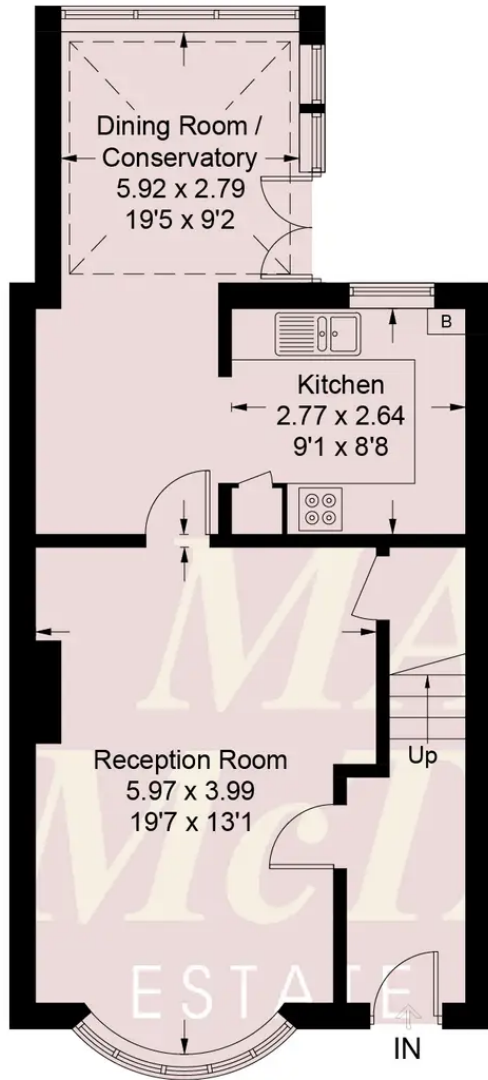
On the first floor, the landing has a hatch with pull down ladder to the loft space, there is a built in shelved linen cupboard and doors to all first floor rooms. Bedroom one is a double with built in wardrobe cupboards and with a window to the rear elevation. Bedroom two is also a double with built in wardrobe cupboards and has windows and double doors onto a Juliet balcony at the front. Bedroom three is a single room with a built in wardrobe and a window to the side elevation with Downland views. The family bathroom was re-fitted in 2021 with a beautiful shower/wet room having built in bathroom furniture and a large walk in shower enclosure with fitted shower and floor drain.

Outside, a small area of well stocked front garden with a pathway leading to the front door. There is a driveway providing off street parking for one car and access to the single garage (the first one in the compound of three adjoining the house). The rear garden measures 45' in length, is fully enclosed and well stocked with plants, shrubs and specimen trees. At the far end of the garden there is a small timber summerhouse.

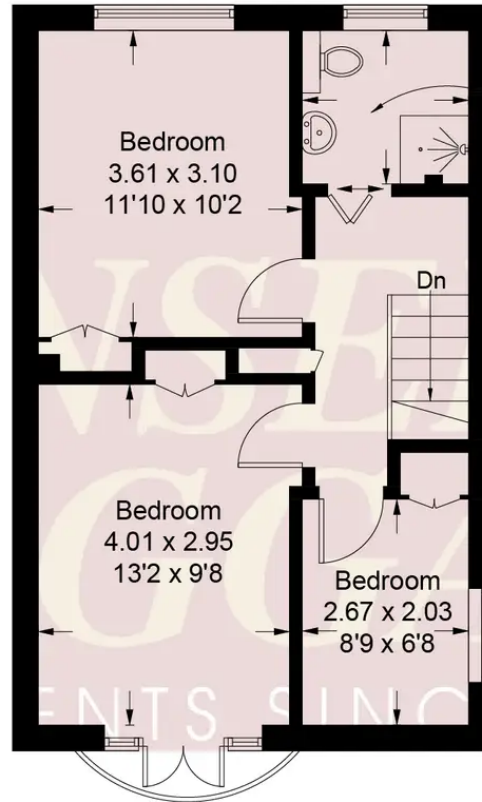
The Property owns a small additional parcel of land at the end of the garage block and marked on our title deeds. It is currently planted as a wildflower meadow with some mature shrubs.



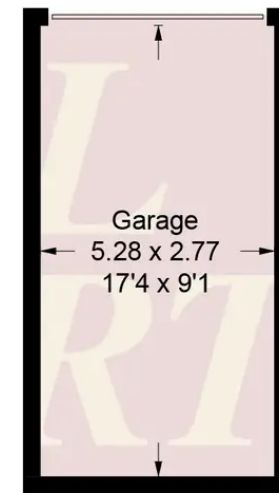
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Ground Floor
566 sq ft / 52.6 sq m








First Floor
448 sq ft / 41.6 sq m



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 1014 sq ft / 94.2 sq m
Garage = 157 sq ft / 14.6 sq m
Total = 1171 sq ft / 108.8 sq m

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