



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

£400,000

A two double bedroom bungalow forming part of this exclusive retirement development of just 17 properties for the over 55's.



**MANSELL
McTAGGART**
Trusted since 1947

9 Trinity Court, Brown Twins Road

Hurstpierpoint

- Sought after terraced bungalow within the Trinity Court Retirement development
- Exclusively for the over 55's
- Quiet residential position yet walking distance of the village High Street
- Sitting room with fireplace
- Spacious Kitchen/breakfast room
- Two double bedrooms both with built in wardrobes
- Shower room/wc with a white suite (formerly bathroom)
- Council tax band D
- Energy performance rating D

A spacious hallway provides access to the principal rooms and has a loft hatch with pull down ladder offering easy access to the loft storage space. The sitting room includes a fireplace with Adam's style surround having marble inserts and hearth and a coal effect gas fire.

The Kitchen/breakfast room is comprehensively fitted with Shaker style units at both eye and base level, includes a Zanussi oven, Zanussi four ring hob with concealed extractor hood over. There is space for a washing machine and a cupboard conceals the Glowworm gas fired boiler. Windows and a door lead into the rear garden.



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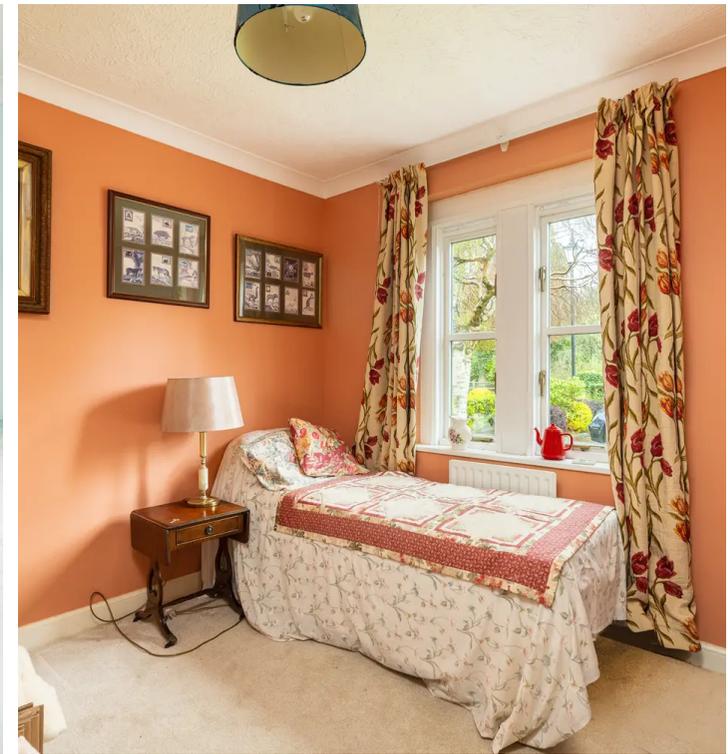
Bedroom one includes two built in wardrobe/storage cupboards and has an outlook to the rear of the property, bedroom two also has a built in wardrobe cupboard and has an outlook to the front of the property.

The shower room/wc (formerly bathroom and could be reinstated if required) is fitted with a modern contemporary white suite with large oversized shower tray

The rear has two useful external brick built storage cupboards with the patio adjoining the bungalow.

To the front are pretty, well stocked front gardens and a pathway to the entrance porch and front door.

Communal gardens and grounds.



9 TRINITY COURT

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USE AREA)

709 sq ft / 65.9 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USE AREA)

716 sq ft / 66.5 sq m



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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.



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**MANSELL
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Ceiling Height



Hot Water Tank



Fridge / Freezer



Head Height Below 1.5m



Measuring Points



Storage Cupboard



Fitted Wardrobes



Garden Shortened for Display

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