



## Langton Lane, Hurstpierpoint, BN6 9EZ

£2,450,000

Currently under construction, this substantial and impressive five bedroom, detached executive home, with over 4000 square feet of accommodation, occupying a lovely rural position and standing in its own plot of approximately 2 acres with lovely farmland outlooks and views to the South Downs National Park.



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# New Build, Langton Lane

Langton Lane, Hurstpierpoint

Build is in final stages and will be ready late June.

Built to an exacting specification with features associated with Passivhaus design principles, self sustaining power from an air based heat pump, triple glazed Nordan windows and solar panels supplied in a solar farm area in the meadow making this home ready for best-in-class green home finance products including a Vent Axia heat recirculation system.

Solid wood in frame kitchen cabinetry with CQ Stone Alaska Bianca worktops and quality Miele appliances, Hanstrom 4-in-1 instant boiling water tap.

There is an excellent range of educational facilities both in the private and state sectors including Hurst College (under one mile distance), Ardingly College, Great Walstead, Burgess Hill School for Girls, Roedean and Brighton College - many of whom run minibus services. St Lawrence C of E, Downlands secondary, St Pauls.



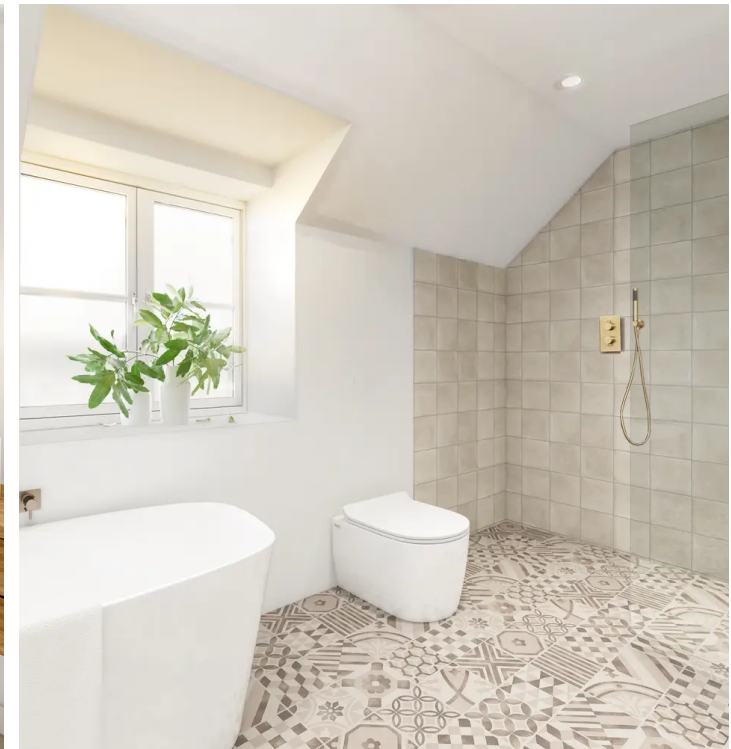
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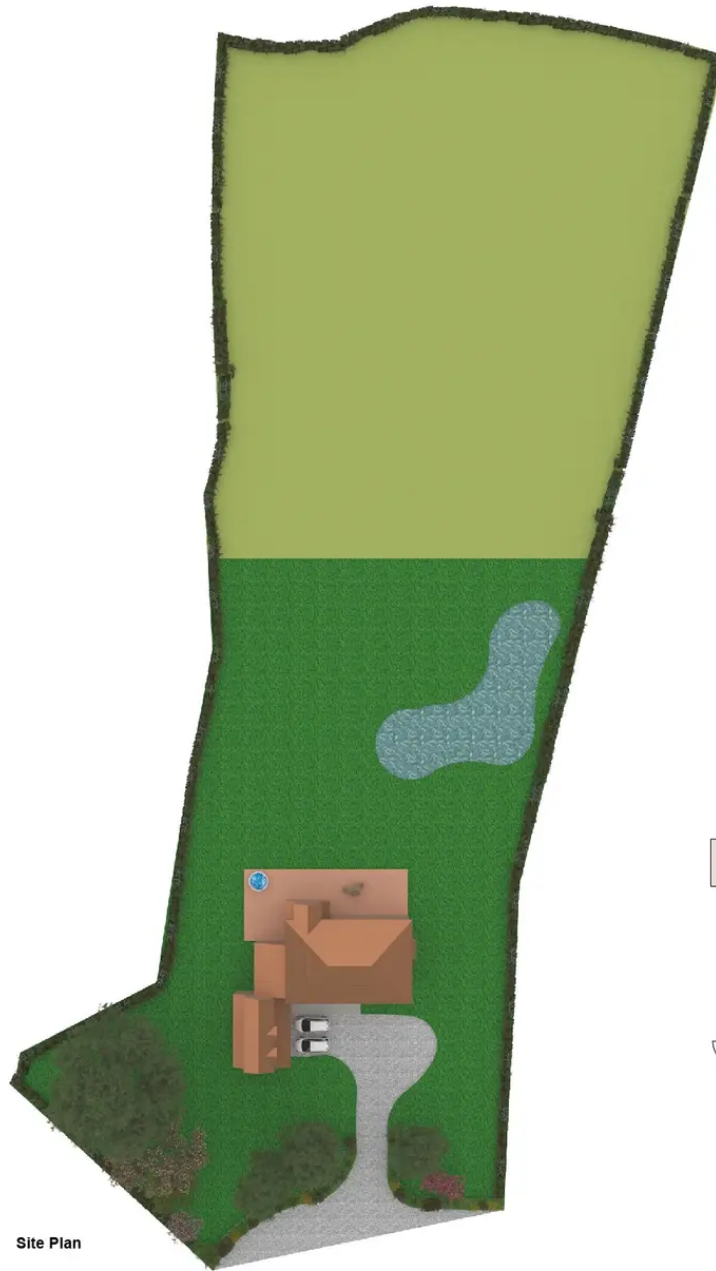
Langton Lane, Hurstpierpoint

- Five bedroom, four bathroom, detached executive family home
- Brand newly built with a 10 year new homes warranty
- One of just a pair in this select development
- Scope to provide an annexe if required, with minimal alteration
- Views over open farmland
- Double garage
- Landscaping
- Opportunity to personalise decorations (subject to stage of construction)
- Within a mile of Hurstpierpoint High Street

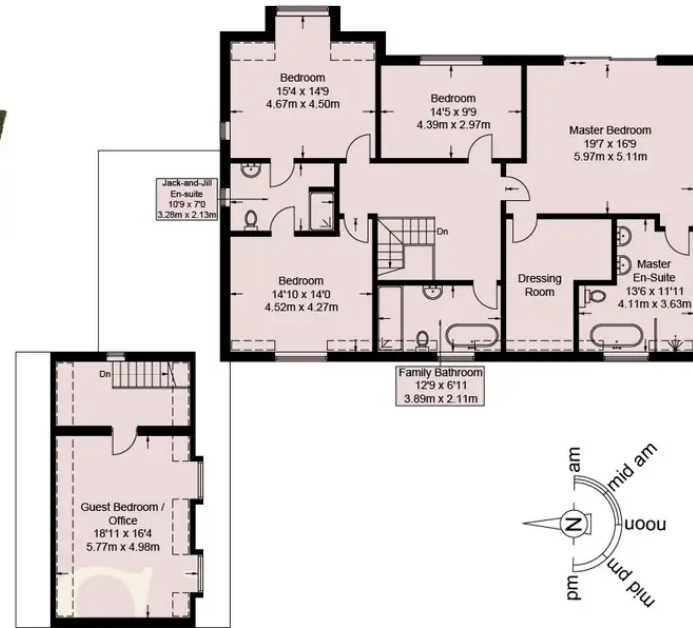
Langton Lane is a small single track lane leading North out of historic Hurstpierpoint village with excellent links to the nearby A/M23 and in turn the entire motorway network, city of Brighton & Hove approximately 15 minutes drive, Gatwick international airport approximately 20 minutes drive.

Hassocks village is close by providing regular mainline rail services to London (Victoria approximately 55 minutes), Brighton and Gatwick.

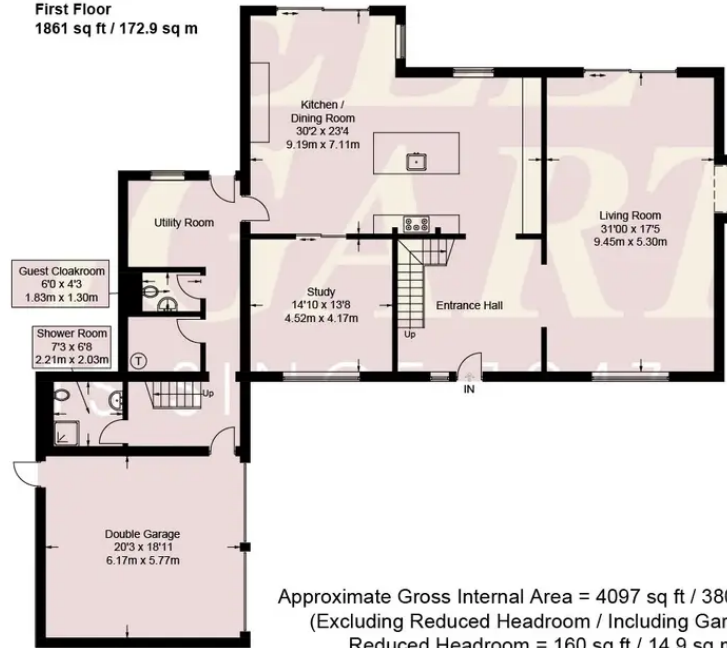




Site Plan



First Floor  
1861 sq ft / 172.9 sq m



Ground Floor  
2396 sq ft / 222.6 sq m

Approximate Gross Internal Area = 4097 sq ft / 380.6 sq m  
 (Excluding Reduced Headroom / Including Garage)  
 Reduced Headroom = 160 sq ft / 14.9 sq m  
 Total = 4257 sq ft / 395.5 sq m

= Reduced head height below 1.5m

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