



115 College Lane, Hurstpierpoint, BN6 9AF

£595,000

A three bedroom detached bungalow forming part of this mature and varied residential lane, close to open countryside and approximately a fifteen minute walk to the village High Street. Owned from new by our client who has enjoyed over forty years in the property.



**MANSELL
McTAGGART**
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115 College Lane

Hurstpierpoint

Timber door with decorative glazed panel and leading into inner porchway, further timber decorative glazed panel door into:

HALLWAY Feature glazed panel window allowing borrowed light from the lounge, electricity consumer unit and electricity meter cupboard. Built in storage cupboard, radiator, loft hatch.

LOUNGE A double aspect room. Double glazed window overlooking the front garden. Wooden glazed panel door from hallway, display shelf. 'Adam' style fireplace and hearth, radiator.

KITCHEN Double glazed window overlooking rear garden. Glazed panel door, a range of cream base and eye level cupboards, laminate roll top work surface. Built in larder cupboard, stainless steel sink with double drainer and storage cupboard under, spaces for free standing cooker and fridge freezer, part tiled walls to splashback areas, recessed down lights, radiator, LVT flooring with a pebble effect. Glazed panel door leading to Covered Passageway.

BEDROOM ONE A double aspect room, double glazed window outlook over front garden, radiator.

BEDROOM TWO A double aspect room, double glazed window overlooking rear garden, fitted double wardrobe and storage cupboard above, radiator.

BEDROOM THREE Double glazed window overlooking rear garden, built in wardrobe, radiator.



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SHOWER ROOM Fully ceramic tiled walls with feature dado tile. Ceramic tiled floor. Enclosed shower cubicle with chrome thermostatic shower controls, double ladder style towel warmer, W.C., with concealed cistern, wash basin set in a white gloss finish vanity unit with mirror over, cupboard housing a 'Worcester' combination boiler and slatted shelving under. Recessed down lights. Double glazed frosted window.

Garden & Parking

COVERED PASSAGEWAY Incorporating a potting area/plant display shelving. Door to Utility Area with space for washing machine, further door to:

W.C., with high level toilet and external flush cistern and timber framed window.,

DRIVEWAY Leading to garage.

FRONT GARDEN The garden is laid to lawn with established borders and hedging, pathway leading to front door:

REAR GARDEN A mature garden of good size comprising a patio area, shaped lawn with established borders, timber shed and greenhouse.

GARAGE: Up and over door, light and power, window to passageway.

EPC Rating: D, Council Tax Band: D

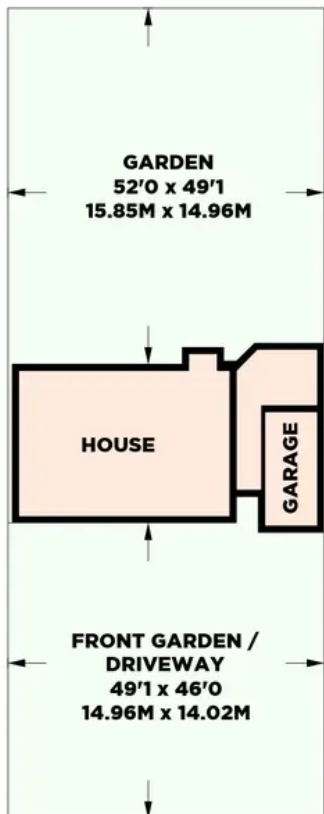
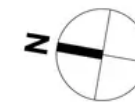


115 COLLEGE LANE

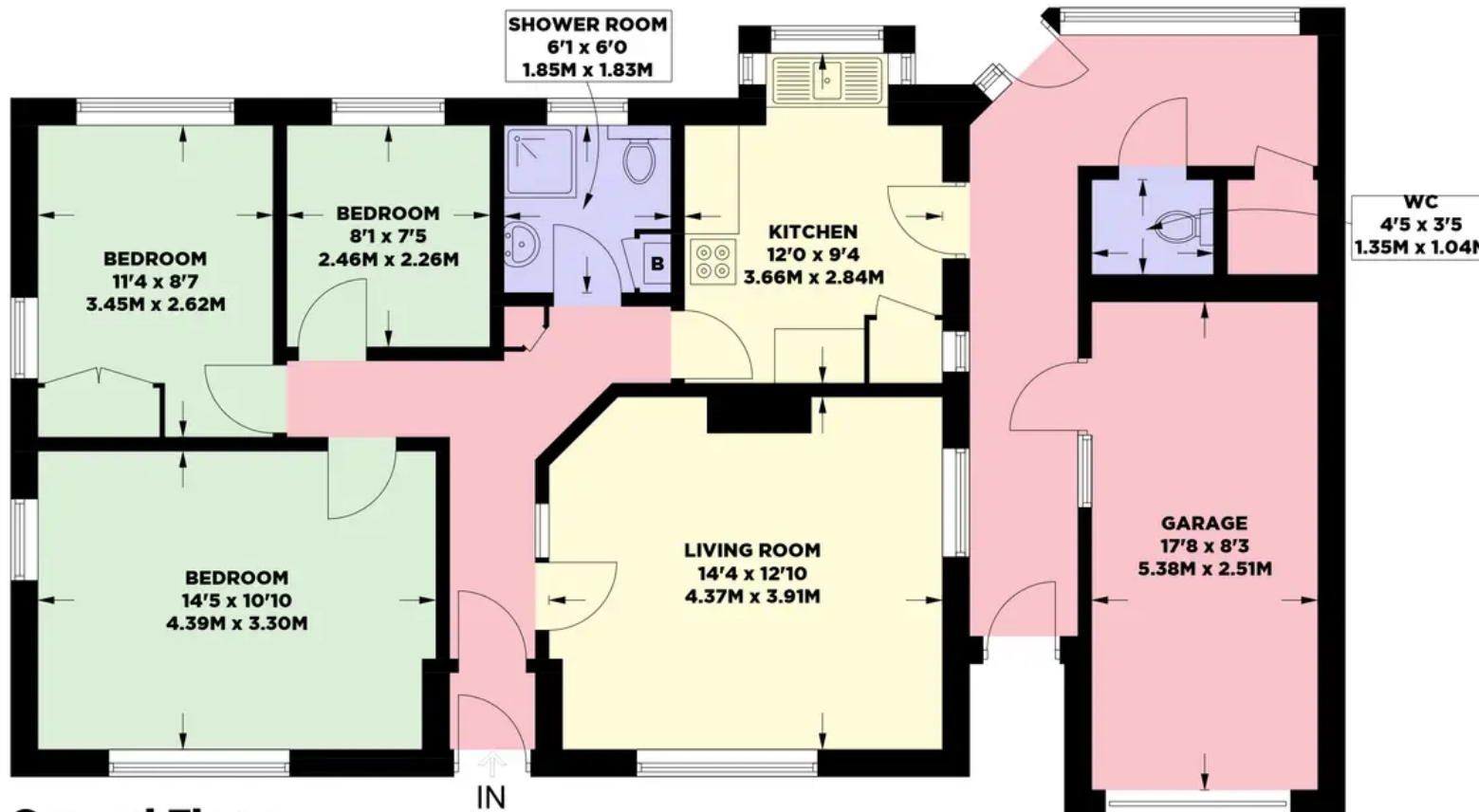
APPROXIMATE GROSS INTERNAL AREA

1092 sq ft / 101.5 sq m

(Including Garage)



Site Plan



Ground Floor

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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. 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 details shown is an approximate interpretation for illustrative purposes only.

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MANSELL McTAGGART
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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

Certified Property Measurer

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and do not verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.