



19 Hurst Gardens, Hurstpierpoint, BN6 9ST

A three/four bedroom extended semi-detached property situated in a popular cul de sac location in the village of Hurstpierpoint. Offered with the added benefit of no onward chain.

Guide Price
OIEO £400,000



19 Hurst Gardens

Hurstpierpoint

Council Tax: D, **EPC:** D

This property offers flexible accommodation with a study on the ground floor which could be used as a fourth bedroom. The property offers easy access to Hurstpierpoint village High Street as well as local schools and amenities.

Accommodation, with approximate dimensions, comprises:

Double glazed front door to:

Entrance hall: Single Radiator. Stairs to first floor. Doors to:

Study/Bedroom Four: 3.76m x 2.01m 12'4" x 6'7"

A double aspect room with double glazed window to front & secondary double glazed window to rear. Single radiator. Two wall light points.

Lounge/dining room: 8.18m x 4.24m max 2.72m min 26'10" x 13'10" max 8'11" min

A double aspect room with double glazed windows to front & rear. Two double radiators. Storage cupboard housing gas & electric meters. Telephone point. Television aerial point. Wall mounted gas fire. Door to kitchen.

Kitchen: 3.30m x 2.24m 10'9" x 7'4"

Double glazed window to rear. Double glazed door to side. Matching base and wall cupboards with worktops. Steel sink with mixer tap. Space for cooker. Space for washing machine. Space for Fridge. Wall mounted Potterton Profile gas boiler.



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First Floor

Landing

Double glazed window to side. Access to part boarded and insulated loft. Doors to:

Bedroom One: 3.30m plus door recess x 3.05m max 10'9" plus door recess x 10'0" max

Double glazed window to front. Single radiator. Built in wardrobe with shelf & rail.

Bedroom Two: 4.29m x 3.76m 14'0" x 12'4"

Double aspect room with two double glazed windows to front and single window to rear. Two single radiators. TV aerial point. Telephone point. Built in storage cupboard/wardrobe.

Bedroom Three: 3.40m x 3.05m 11'1" x 10'0"

Double glazed window to rear. Single radiator. Built in wardrobe with shelf & rail. TV aerial point.

Bathroom:

Double glazed window to rear. Chrome ladder style heated towel rail. White suite comprising a panel enclosed bath with mixer tap and shower over. Shower screen. Low level WC. Hand washbasin with mixer tap and cupboard below. Fully tiled walls. Vinyl flooring. Airing cupboard with factory lagged hot water cylinder with fitted immersion. Slatted shelving.

Outside:

Laid to lawn with hedging. Covered entrance with outside light.

Brick bloc driveway leading to:

Single Garage: 7.11m x 2.54m 23'3" x 8'3"

Up & over door. Power & lighting. Double glazed door to rear garden.

Rear garden: 7.32m x 7.11m 24'0" x 23'3"

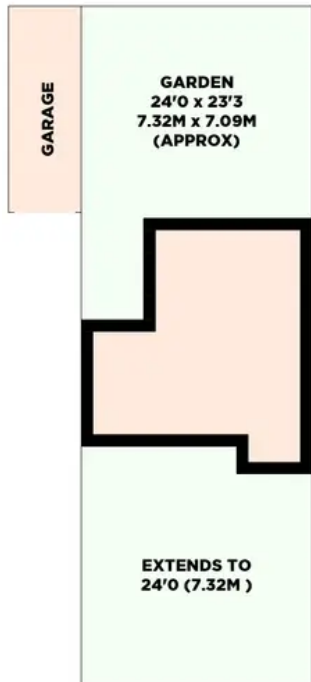
Patio adjoining the rear of the property. Laid mainly to lawn with flowerbed & shrub borders. Outside tap. Side access.



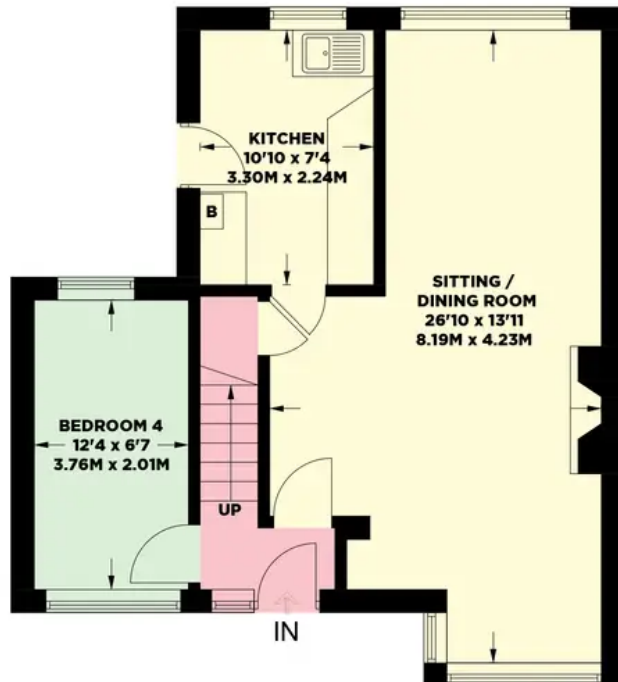
19 HURST GARDENS

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / GARAGE)
1008 sq ft / 93.7 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / GARAGE)
1199 sq ft / 111.4 sq m



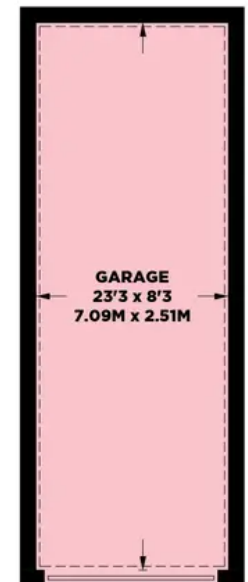
Site Plan



Ground Floor
507 sq Ft / 47.1 sq M



First Floor
496 sq Ft / 46.1 sq M



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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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 area 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 McTAGGART
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- (CH) Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- ↔ Garden Shortened for Display



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