



11 Park Close, Hurstpierpoint, BN6 9XA

£400,000

A three bedroom semi-detached house in close proximity of Hurstpierpoint High Street and schools is being offered with as vacant possession with no onward chain and in need of modernisation.



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11 Park Close

Hurstpierpoint

The front door leads into a short hallway with a door into the lounge/diner, a cupboard for coats/shoes and stairs leading to the first floor. The lounge/diner is dual aspect with windows to front and rear gardens, has access to the understairs cupboard housing the fuseboard and electric/gas meters, and then leads into the kitchen. The galley kitchen has a range of appliances including an integrated separate fridge and freezer under the counter and freestanding washing machine. There is then a door leading into the garden.

The stairs in the hallway lead to a landing on the first floor with doors leading to all rooms. Bedroom one is a large double with fitted wardrobes and a window to the front elevation. Bedroom 2 is another double bedroom with a window to the rear elevation. Bedroom 3 is a single bedroom with window to the front elevation. The bathroom is a four piece suite with bath, separate shower, basin and w/c with a heated towel rail too.

Outside, there is a good size front garden with driveway for one car. The rear garden has a gate at the rear leading to the garage en bloc which is the yellow painted door in the middle on the left hand side.



11 Park Close

Hurstpierpoint

- Dual aspect lounge/diner
- Separate kitchen
- Two double bedrooms and one single bedroom
- Driveway to front of house
- Garage en bloc
- Within close proximity to Hurstpierpoint high street and St Lawrence Primary School
- Vacant possession with no onward chain
- In need of modernisation
- Energy performance rating: D
- Council tax band: D

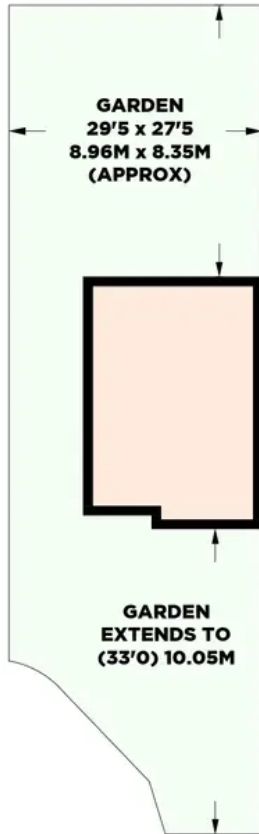
Hurstpierpoint village High Street facilities include a health centre, library and churches of different denominations also many local shops having a variety of trades and services in a period setting. There are many countryside walks to the North and South of the village. Hassocks, with its mainline railway station connecting to London Victoria and Gatwick is located within one and a half miles to the East. The coastal City of Brighton & Hove is approximately 8 miles to the South.



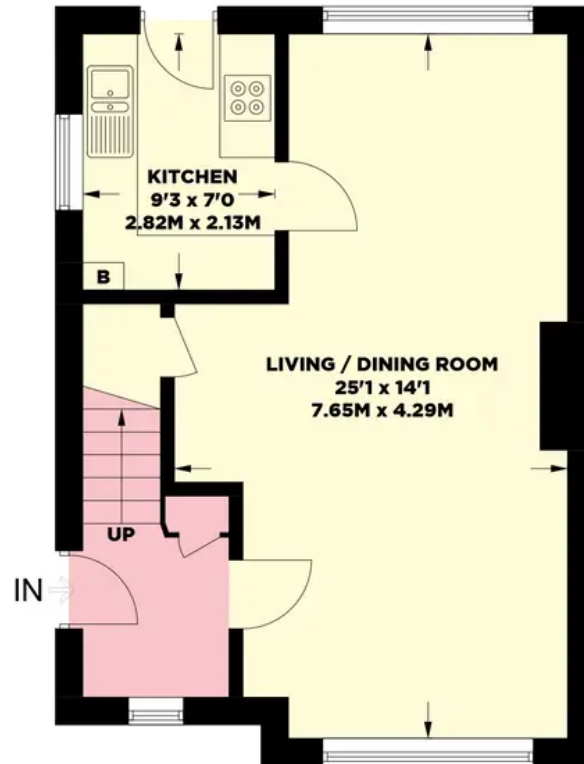
11 PARK CLOSE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
850 sq ft / 79.0 sq m

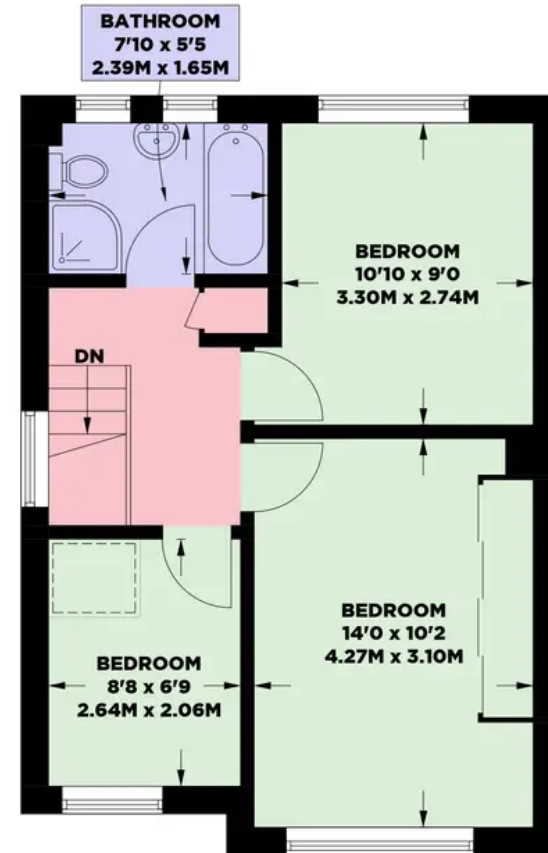
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)
866 sq ft / 80.5 sq m



Site Plan



Ground Floor
438 sq Ft / 40.7 sq M



First Floor
428 sq Ft / 39.8 sq M

- 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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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.

29 Keymer Road, Hassocks, West Sussex BN6 8AB

has@mansellmctaggart.co.uk

mansellmctaggart.co.uk

01273 843377

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