



79 Willow Way, Hurstpierpoint, BN6 9TJ

£365,000

This three bedroom semi-detached house comes to the market with off-road parking for multiple vehicles, in the sought after village of Hurstpierpoint being offered as a vacant possession with no onward chain in need of modernisation with potential to extend STNPC.



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79 Willow Way

Hurstpierpoint

The front door leads into a short hallway with a staircase to the first floor, doors to all downstairs rooms, an understairs storage area containing fuse board and door leading to rear garden. The dual aspect kitchen has a large double glazed uPVC window to front elevation and double glazed uPVC window to side elevation. There is a freestanding cooker/hob, washing machine, stainless steel sink with draining board and a number of base and eye level units. The living/dining room runs the full length of the house, has a large double glazed uPVC window to front elevation and has an electric fireplace. Opposite the understairs storage area is the downstairs cloakroom containing a wc.

The stairs lead to the first floor landing with doors to all upstairs room and a loft hatch to access the loft space. Bedroom one is a good size double with a large double glazed uPVC window to the front elevation. Bedroom two is a dual aspect smaller double room with a large double glazed uPVC window to front elevation and smaller double glazed uPVC window to side elevation. Bedroom three is a single bedroom with a double glazed uPVC window overlooking the rear garden. The bathroom contains a power shower over the bath and a basin with a vanity unit underneath with a double glazed uPVC window for natural ventilation.

Outside, there is a single width driveway next to the front garden with enough parking for 2-3 vehicles with the option to create more parking if necessary. There is also an enclosed rear garden with side access to the front of the property and two brick-built storage sheds, one integrated into the house and one free-standing.



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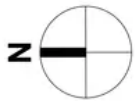
- Driveway parking for 2-3 cars
- Enclosed West facing rear garden with two brick-built storage sheds
- Dual aspect kitchen with some appliances
- Multi-purpose living/dining room
- Upstairs bathroom with downstairs w/c
- Radiator central heating throughout
- Potential to extend STNPC
- In need of modernisation
- Vacant possession with no onward chain
- Council tax band: C – EPC rating: E

The property is located within the popular village of Hurstpierpoint; offering an excellent range of local shops, pubs, restaurants and a primary school with an outstanding Ofsted report. Hassocks mainline railway station is approximately 2.4 miles distant with fast and regular services to London (approximately 55 minutes) and Brighton (within 15 minutes). Located nearby on the high street is a bus-stop running regular services to Brighton.

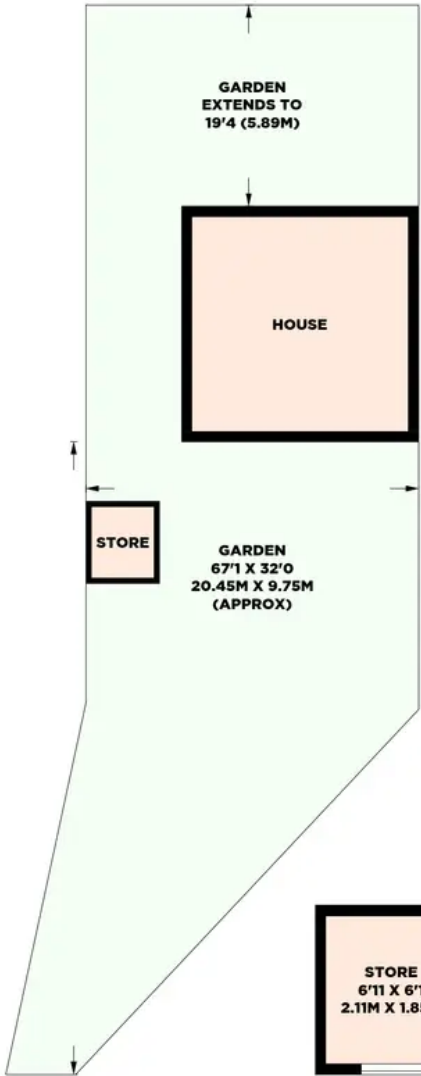


79 WILLOW WAY

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / EXCLUDING STORE)
852 sq ft / 79.1 sq m



APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / STORE)
912 sq ft / 84.7 sq m



Site Plan

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



First Floor
430 sq Ft / 40.0 sq M



Ground Floor
439 sq Ft / 40.8 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 be used for legal purposes. Plots, gardens, balconies and terraces are illustrative only and excluded from calculations. All site plans are for illustration purposes only and are not for legal purposes. 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 finishes shown is an approximate interpretation for illustrative purposes only.

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