



## 109 Iden Hurst, Hurstpierpoint, BN6 9XZ

£875,000

This beautifully presented, 5 bedroom detached home sits at the edge of the estate facing a lovely open green space planted with saplings and mature hedges offering countryside walks and access to the High Street of shops, cafes and boutiques. The vendor is already suited with an end of chain purchase.



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# 109 Iden Hurst

## Hurstpierpoint

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- 5 bedrooms including two large doubles both with en-suite shower rooms
- Two reception rooms offering a study and separate lounge
- Open plan kitchen/dining/family room at the back of the house
- Fully fitted kitchen with separate utility room
- Three further good size bedrooms with family bathroom
- Larger than most rear garden
- Double garage with driveway for two cars
- 7 year remainder of NHBC guarantee
- Close proximity to High Street & countryside walks to Ditchling Common
- Council tax: G – EPC rating: B



# 109 Iden Hurst

## Hurstpierpoint

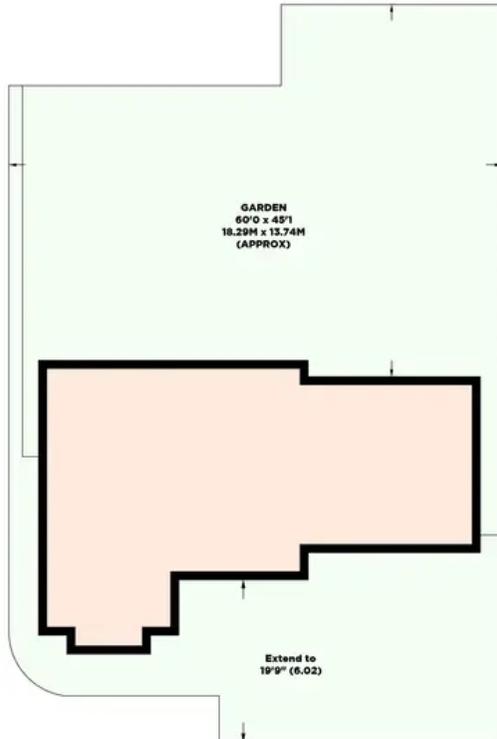
The study sits at the front of the home and offers ample space for a large desk and cabinets with a large window facing the front view. The separate living rooms also sits at the front of the house with a bay window offering extra space and creating a bright and airy space. Through the hallway leads you to the open plan kitchen/diner/family room at the rear of the house with French style patio doors leading into the garden. The kitchen is fitted with a number of useful and integral appliances including a Bosch induction hob, extractor hood and oven/grill. There is also an integrated fridge/freezer and dishwasher.

The stairs has an understairs cupboard for storage and leads you to the first floor with doors to all rooms. The main bedroom sits at the front of the house incorporating the beautiful views to the front with its large window offering a lot of natural light. The bedroom has ample space for a large bed, in-built fitted wardrobes with sliding mirrored doors and a door leading to the en-suite shower room with large shower, wc and basin. The second bedroom is also a large double at the rear of the house again offering ample space for a large bed, wardrobe/drawer space and another en-suite bathroom with large shower, wc and basin. There are three further good size bedrooms and the current owner has had one of them fitted with large fitted wardrobes with sliding mirrored doors for use as a dressing room. Lastly there is a family bathroom with three piece suite including shower over bath, w/c and basin.



# 109 IDEN HURST

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING GARAGE)  
**2132 sq ft / 198.1 sq m**



Site Plan



**Ground Floor**  
1272 sq Ft / 118.2 sq M



**First Floor**  
860 sq Ft / 79.9 sq M

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Property  
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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

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