



8 Blackthorns, Hurstpierpoint, BN6 9TF

£475,000

This well presented four bedroom semi detached house offers good living space throughout as well as a well maintained rear garden and off road parking for up to three cars with a garage. Within sensible walking distance to St Lawrence school and Hurstpierpoint high street with its various boutique shops, pubs and restaurants viewing is highly recommended.



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8 Blackthorns

Hurstpierpoint

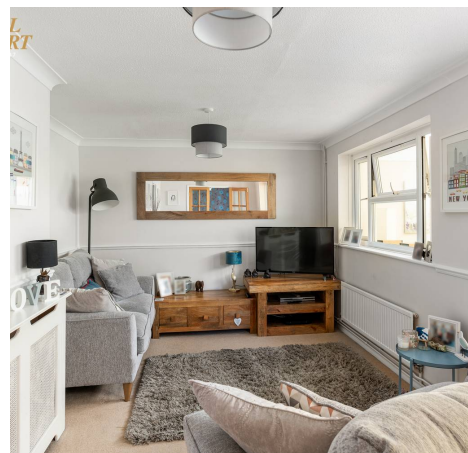
A well presented four bedroom semi-detached home which has been updated and extended by the current vendors. Improvements include a refitted kitchen with windows at the front of the property, finished with slate flooring and grey units with a double oven and four burner gas hob. The lounge leads to a versatile second reception room and the conservatory leads into the lovely well maintained rear garden.

The tastefully decorated lounge leads off to a second versatile reception room and there is a large light conservatory with dining table and seating that opens out to the garden.

On the first floor there are four bedrooms, three doubles and one single. There is a family bathroom with additional en-suite connected to the master bedroom.

The outside of the property has a spacious driveway with room for three cars. the garden is mainly laid to lawn with a secluded decking area for seating and planted borders.

Viewing is recommended.

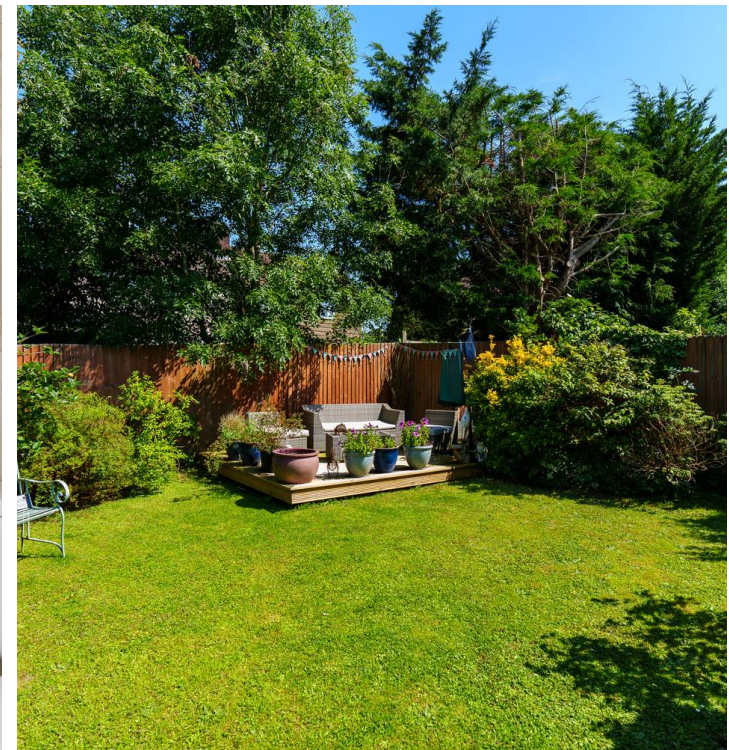


8 Blackthorns

Hurstpierpoint

- Four bedroom semi-detached house
- Conservatory
- Off road parking for three cars
- Garage
- Fitted Kitchen
- Office / Dining room
- EPC: C Council Tax: C
- En-suite
- Generous Lounge

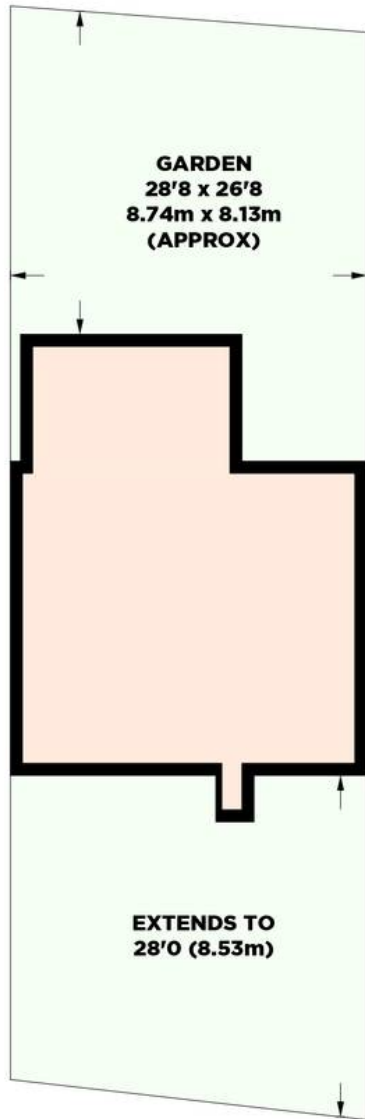
The property is situated within a fifteen minute walk of the village High Street which offers most daily needs from its traditional range of shops and stores, various restaurants and public houses. The village also has several churches, a primary school, a library and a health centre. For a more comprehensive range of shops Hassocks, Burgess Hill and Haywards Heath are all within easy reach and Brighton is about 11 miles to the south. The nearest mainline railway station is at Hassocks which is about two and a half miles to the east where there is also a secondary school. Haywards Heath mainline railway station is about six and a half miles (Victoria and London Bridge both approximately 47 minutes). The A/M23 gives fast access to London, Gatwick Airport and the south coast which is within easy reach



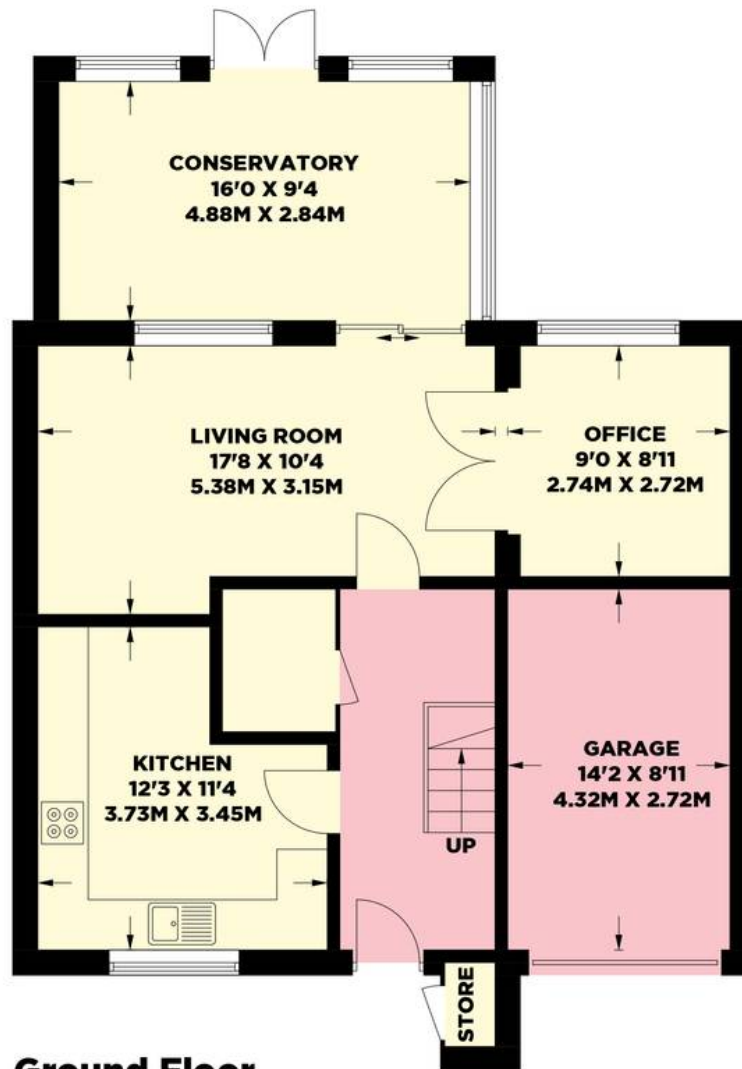
8 BLACKTHORNS

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / GARAGE & STORE)
1314 sq ft / 122.1 sq m

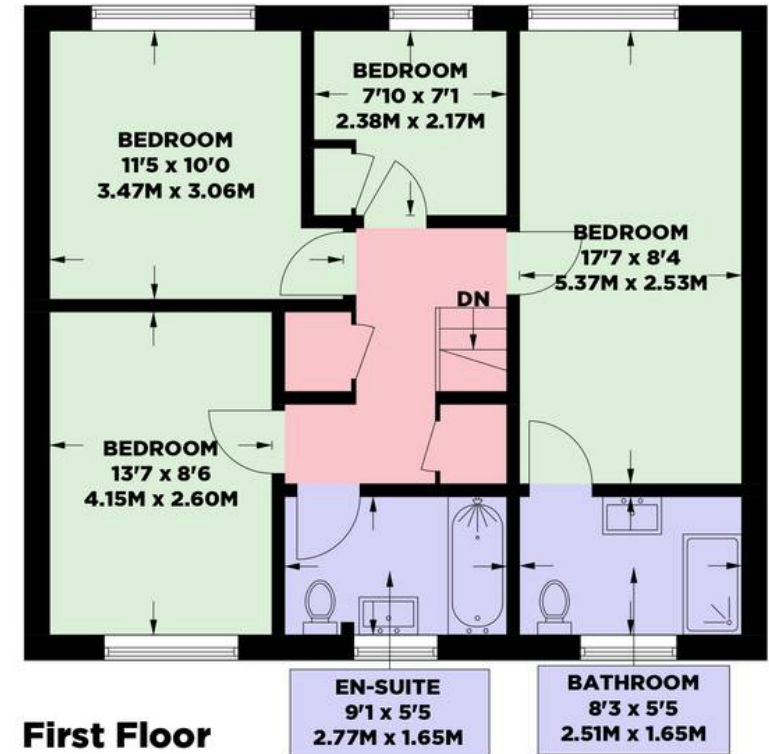
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / GARAGE & STORE)
1452 sq ft / 134.9 sq m



Site Plan



Ground Floor
813 sq Ft / 75.5 sq M



First Floor
639 sq Ft / 59.4 sq M

- (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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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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