



20 The Grange, Hurstpierpoint, BN6 9FD

£475,000

This three bedroom linked detached family house built on 2008 by Persimmon homes, is well presented and offers further extension potential STNPC, the property has beautifully field land views at the rear of the garden which has a west facing aspect and the property is being sold with no ongoing chain.



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Hurstpierpoint

The entrance has stairs rising to the first floor, a downstairs cloakroom WC, a fitted kitchen including a selection of eye level and base units, under lighters, integrated oven and grill, four ring induction hob, dishwasher, fridge freezer and washing machine. A spacious lounge dining room with a useful understairs storage cupboard and French doors onto the west facing rear garden.

On the first floor which has stunning views over the meadow is a landing area with boiler cupboard with a 'Potterton' boiler. There are three bedrooms, all of good size and can fit a double bed, one having dual aspect windows and two having field land views. The master bedroom has a loft hatch and two useful built in cupboards and a ensuite shower room with a further family bathroom across the landing.

Outside the west facing rear garden has a large patio area and is also laid to lawn with views to the fields behind, there is also access to the garage which has power and lighting. The front of the property has off road parking and garage access via the up and over door.

****Please note that the property has been redecorated and re carpeted in October 2024.**



20 The Grange

Hurstpierpoint

- Three bed linked detached house
- No ongoing chain
- Well presented
- West facing rear garden
- Field land views
- En suite shower room
- Family bathroom
- Garage and off road parking
- Downstairs WC
- EPC: C Council tax: E

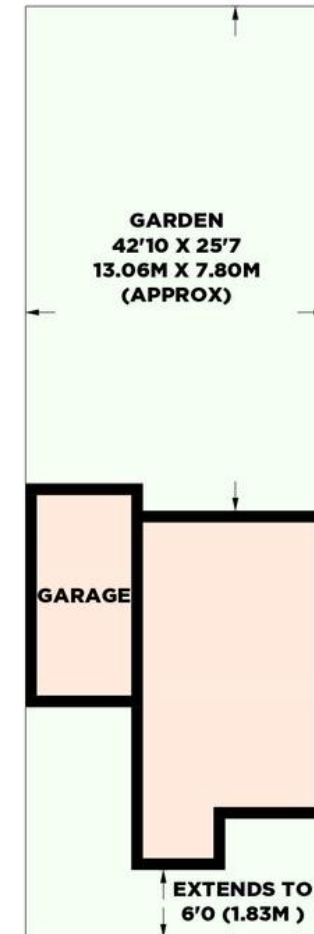
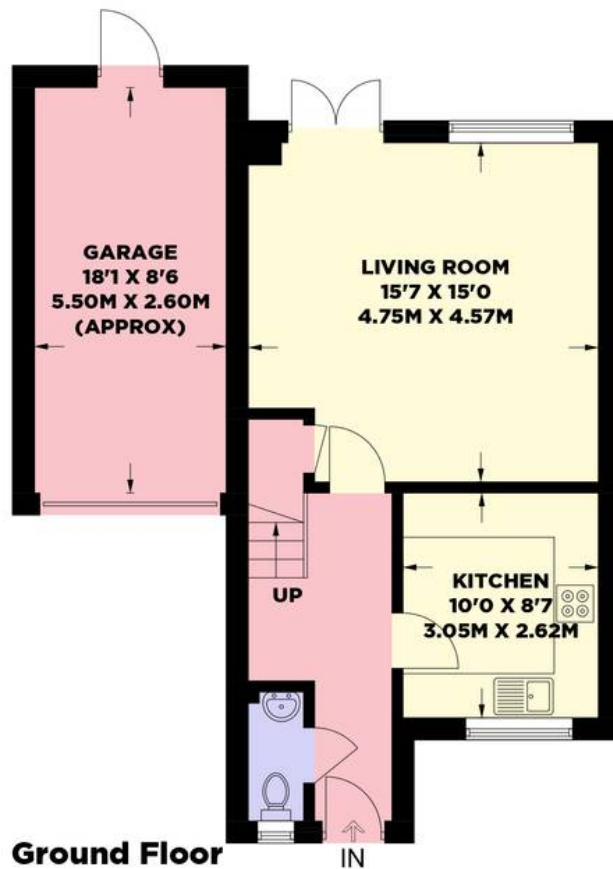
The Grange is situated on the western side of Hurstpierpoint village close to open countryside and within a short walking distance of the historic High Street. Village facilities include, three public houses, convenience store, pharmacy, sub post office, restaurants, cafes and bars along with a well regarded Primary School and Hurstpierpoint College. There are numerous village sports clubs and social groups. Nearby Hassocks village provides more comprehensive shopping and banking facilities as well as a mainline railway station.



20 THE GRANGE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS & GARAGE)
976 sq ft / 90.7 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS & GARAGE)
1157 sq ft / 107.5 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 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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