



34 The Grange, Hurstpierpoint, BN6 9FD

£525,000

This four bedroom semi detached townhouse is nicely tucked away on The Grange development built by Persimmon Homes in 2008, within walking distance to Hurstpierpoint village and onwards to Hassocks station, the property is being offered with no on going chain.



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34 The Grange

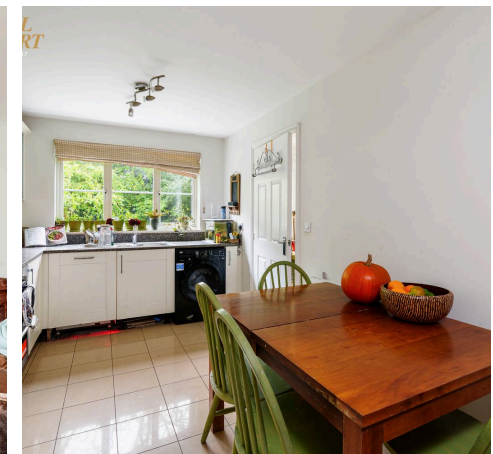
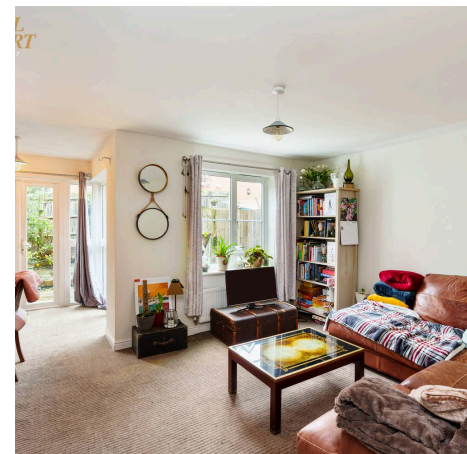
Hurstpierpoint

The entrance hallway has stairs leading to the first floor, a downstairs WC, understairs cupboard, leading into the fitted kitchen with a selection of eye level and base units, a four ring induction hob, integrated grill and oven, fridge freezer, dishwasher, and space for washing machine. The living room has French doors into the west facing patio style garden.

On the first floor there are three bedrooms one of which has an ensuite shower room and a built in cupboard.

On the second floor there is a cupboard in the landing area and the large master bedroom has a cupboard housing a 'Worcester' combi boiler.

Outside the west facing rear garden has a patio area which is surrounded by mature planted borders and a side gate which takes you to the garage with power and lighting and one car parking space in front of it. The front garden area has a path and lawned area, hedge row and picket fencing.



34 The Grange

Hurstpierpoint

- Four bedroom semi detached townhouse
- Three floors
- Garage
- Quiet location
- No ongoing chain
- Fitted kitchen
- Family bathroom
- West facing patio garden
- EPC: C Council tax: E
- Parking for one car

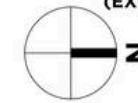
The Grange is situated on the western side of Hurstpierpoint village close to open countryside and within a short walking distance of the historic High Street. Village facilities include, three public houses, convenience store, pharmacy, sub post office, restaurants, cafes and bars along with a well 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.



34 THE GRANGE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / GARAGE)

1196 sq ft / 111.1 sq m

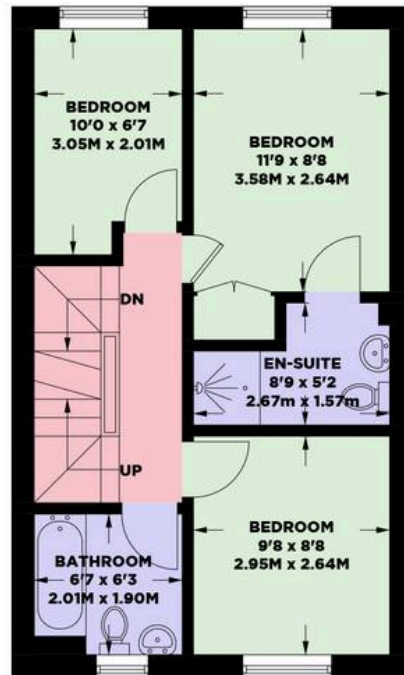


APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / GARAGE)

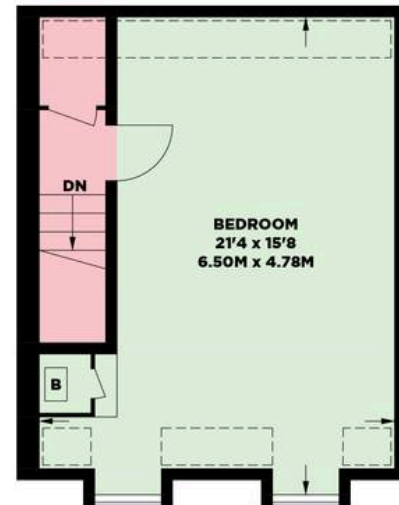
1401 sq ft / 130.2 sq m



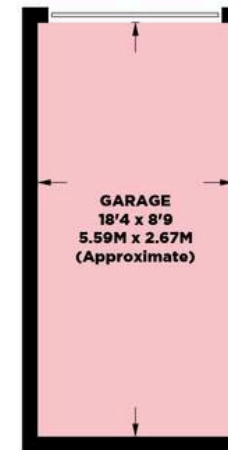
Ground Floor
483 sq Ft / 44.9 sq M



First Floor
437 sq Ft / 40.6 sq M

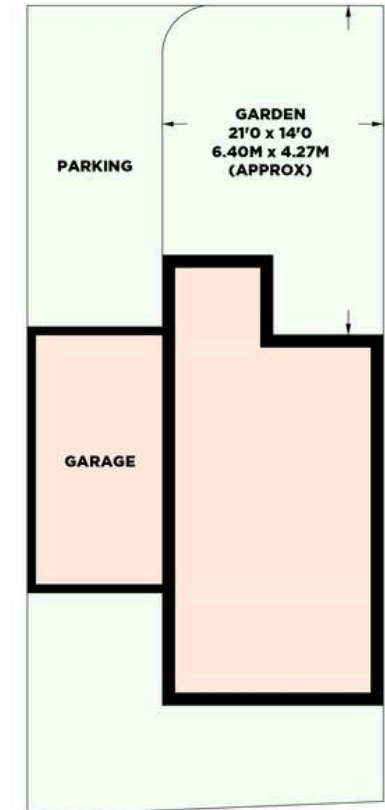


Second Floor
322 sq Ft / 29.9 sq M



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Garage
159 sq Ft / 14.8 sq M



Site Plan

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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.

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- (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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