



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.



**MANSELL
McTAGGART**
Trusted since 1947

34 The Grange

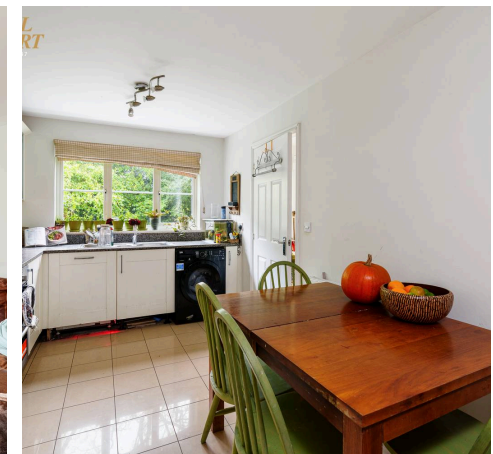
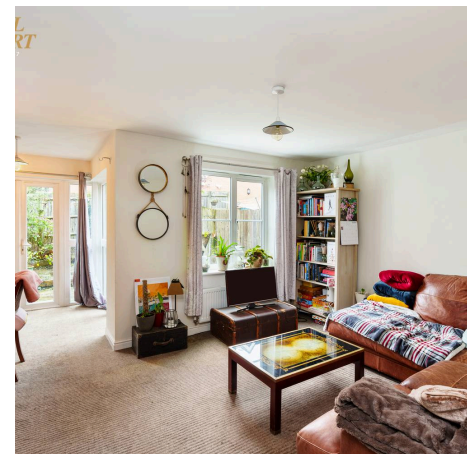
Hurstpierpoint

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

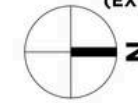
The Grange is situated on the western side of Hurstpierpoint village close to open countryside and within a short walking distance of the historic High Street. Village facilities include, three public houses, convenience store, pharmacy, sub post office, restaurants, cafes and bars along with a well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

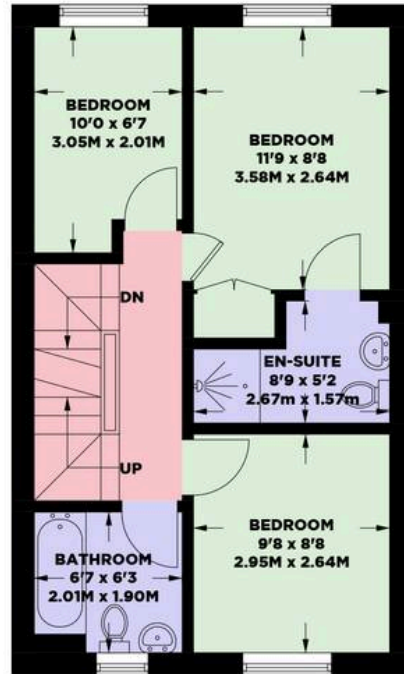


APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / GARAGE)

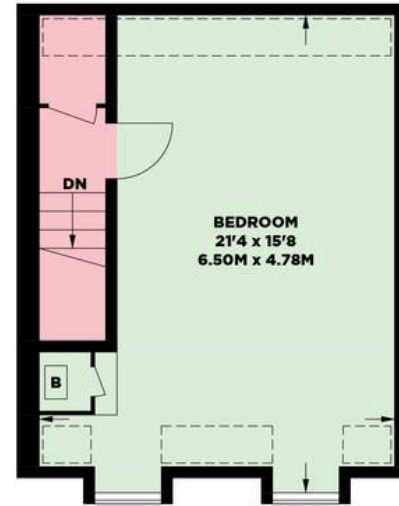
1401 sq ft / 130.2 sq m



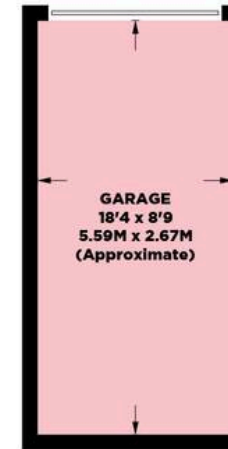
Ground Floor
483 sq Ft / 44.9 sq M



First Floor
437 sq Ft / 40.6 sq M

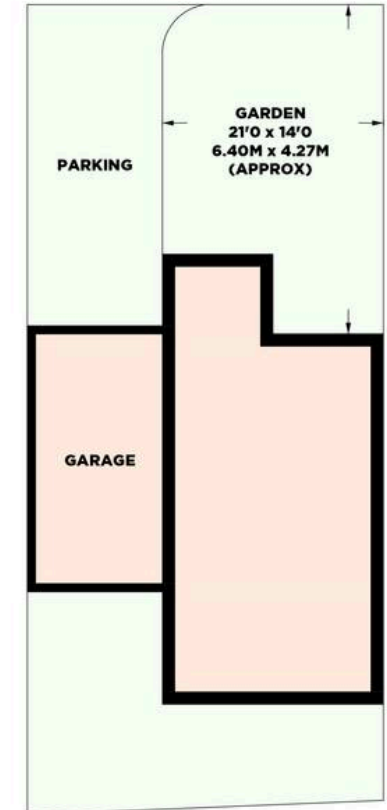


Second Floor
322 sq Ft / 29.9 sq M



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Garage
159 sq Ft / 14.8 sq M



Site Plan

© Mansell McTaggart 2024

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.



29 Keymer Road, Hassocks, West Sussex BN6 8AB



has@mansellmctaggart.co.uk



mansellmctaggart.co.uk



01273 843377

MANSELL McTAGGART
Trusted since 1947



Certified Property Measurer



Ceiling Height



Hot Water Tank



Fridge / Freezer



Head Height Below 1.5m



Measuring Points



Storage Cupboard



Fitted Wardrobes



Garden Shortened for Display

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and do not warrant that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.