



14 Nursery Close, Hurstpierpoint, BN6 9WA

£495,000

This extremely well presented extended three bedroom linked detached house, has been looked after and loved by the current owners, situated in a quiet cul de sac location within a ten minute stroll to Hurstpierpoint village and access to all its local amenities and local school. Internal viewing is highly recommended.



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14 Nursery Close

Hurstpierpoint

The entrance leads to stairs to first floor. The ground floor of the house has an open planned flow with the living room having a rather stylish gas fireplace, leading into a dining area which leads into the extended area currently used as a further living space which has the modern kitted kitchen with a selection of eye level and base units, integrated appliances such as a Neff oven and grill, four ring Bosch gas hob and overhead extractor fan, Bosch dishwasher and fridge. There is a separate utility room with space for washing machine and tumble dryer and a wall mounted Valliant conventional boiler with a door to the rear garden, as well as a modern fitted wet room and access to the garage with power and lighting and electrically operated door with remote controls.

On the first floor there is a landing with a loft hatch and an airing cupboard housing the hot water tank, three bedrooms the two large ones have built in storage cupboards, a modern family bathroom with its own separate shower cubicle.

Outside the stunning landscaped rear garden comprises of a lower patio area with steps to a raised lawned area with a selection of raised beds and a patio area to the rear and a shed. At the front there is parking for two cars with a lawned area and a border.

MANSSELL
TAGGART



14 Nursery Close

Hurstpierpoint, Hassocks

- Three bedroom linked detached house
- Rear extension
- Well-presented throughout
- Quiet cul de sac location
- Family bathroom
- Downstairs wet room
- Garage
- Off road parking for two cars
- Beautiful landscaped rear garden
- EPC: C Council Tax: D

Nursery Close 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, 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 facilities as well as a mainline railway station.

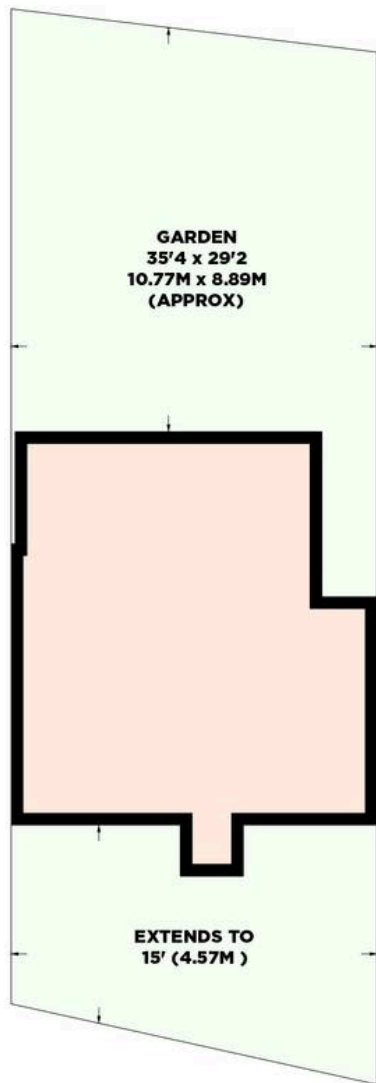
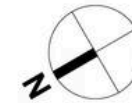
STATION: Hassocks station provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick Airport and the South coast (Brighton 10 minutes).

BY ROAD: Access to the major surrounding areas and motorway network can be found approximately 1 mile to the West at Pyecombe.

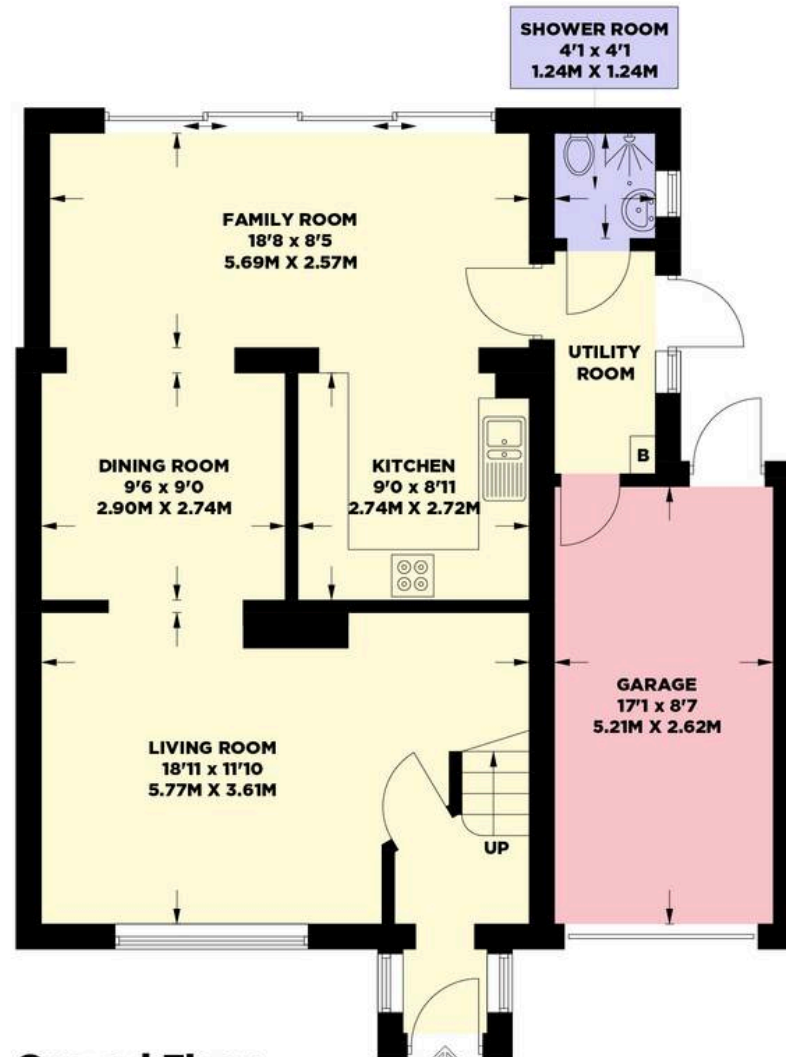


14 NURSERY CLOSE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
1248 sq ft / 116 sq m



Site Plan



Ground Floor
839 sq Ft / 78.0 sq M



First Floor
409 sq Ft / 38.0 sq M

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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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MANSELL McTAGGART
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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