





## 2 Kents Farm Cottages Malthouse Lane

Hurstpierpoint,

A versatile semi-detached chalet style property offering accommodation of up to 5 bedrooms and 3 separate reception rooms, set in gardens and paddocks in excess of 2 acres on this country lane on the outskirts of Hurstpierpoint village close to Hurst College. Outbuildings include garaging and stable buildings with parking for 3-4 vehicles within a gated parking area. Offered for sale with early vacant possession and no onward chain.

**Pillared Entrance Porch:** front door to:-

**Hall:** stairs to first floor

**Bedroom:** understairs storage/wardrobe cupboard, double glazed window to front.

**Bedroom:** 2 sets of wardrobe cupboards, uPVC double glazed window to front.

**Sitting Room:** working log burner, 2 uPVC double glazed window's to rear, door to kitchen, door to:-

**Second Sitting Room:** double aspect, uPVC double glazed bow window with outlook over gardens and paddock, brick built open fireplace.

**Bed/Study:** uPVC double glazed window to front.



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**Kitchen:** french oak shaker style eye and base units, granite worktops and returns, integrated double oven, space and plumbing for dishwasher, induction hob, further appliance spaces, ceramic tiled floor, uPVC double glazed window to rear. Door to boot room, door to:-

**Family Bath & Shower Room:** white suite, free standing rolltop slipper bath, low level WC, pedestal wash hand basin, tiled shower cubicle, uPVC opaque double glazed window. Part tiled walls and splashbacks.

**Boot Room:** uPVC double glazed window and part glazed door to rear garden.

## First Floor

**Landing:** 'Velux' window with farmland outlooks.

**Bedroom:** built in wardrobe, eaves access, 2 'Velux' window's with farmland views.

**Bedroom:** Eaves access, uPVC double glazed window with farmland views.

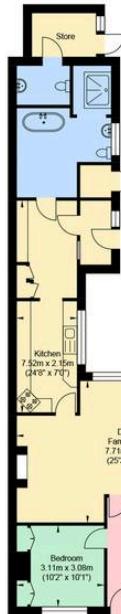
**Cloakroom/WC:** white low level WC, vanity cupboard with onset wash hand basin. 'Velux' window.

**Bedroom:** built in wardrobe, eaves access, uPVC double glazed window to front.

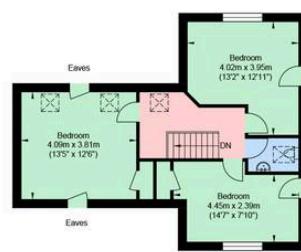
**Council Tax band:** C



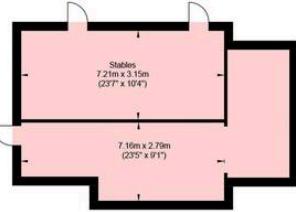
# Malthouse Lane



Ground Floor  
Approximate Floor Area  
1418.03 sq ft  
(131.74 sq m)



First Floor  
Approximate Floor Area  
574.04 sq ft  
(53.33 sq m)



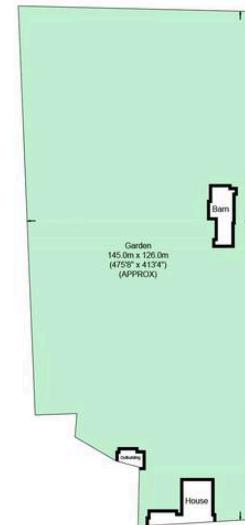
Stables  
Approximate Floor Area  
557.14 sq ft  
(51.76 sq m)



Wood Store  
Approximate Floor Area  
78.14 sq ft  
(7.26 sq m)

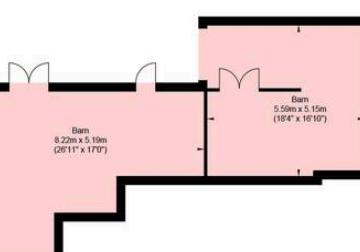


Garage  
Approximate Floor Area  
285.24 sq ft  
(26.50 sq m)



Site Plan  
(Not to Scale)

Outbuilding  
Approximate Floor Area  
172.00 sq ft  
(15.98 sq m)



Barn  
Approximate Floor Area  
709.01 sq ft  
(65.87 sq m)

Approximate Gross Internal Area (Excluding Outbuildings) = 185.07 sq m / 1992.07 sq ft  
Approximate Gross Internal Area (Including Outbuilding Area) = 352.44 sq m / 3793.6 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Hassocks

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