



19 | Hurst Gardens | Hurstpierpoint | West Sussex | BN6 9ST

**H.J. BURT**  
Chartered Surveyors : Estate Agents







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Offers in excess of: £400,000 | Freehold



- Spacious 3/4 bedroom semi-detached house.
- Constructed in the early 1970s within a popular cul-de-sac location
- Easy access to St Lawrence Primary School and High Street
- Double glazed windows virtually throughout & gas fired central heating
- 26'10 double aspect lounge/dining room. Ground floor Study/bedroom
- Three first floor bedrooms & Family bathroom with modern white suite
- No onward chain. Viewing highly recommended

### Description

A spacious three/four bedroom extended semi-detached property situated in a popular cul de sac location within the highly desirable village of Hurstpierpoint. The property has the added benefit of no onward chain and offers flexible accommodation that includes a study on the ground floor which could be used as a fourth bedroom. The property offers easy access to Hurstpierpoint village High Street as well as the highly regarded St Lawrence Primary school. Other features include gas central heating and a drive leading to a 23' garage with workshop area. An internal inspection is highly recommended.

**Covered Entrance Porch** with outside light. Double glazed front door to: **Entrance Hall:** Single Radiator. Stairs to first floor. Doors to: **Study/Bedroom Four:** 3.76m x 2.01m 12'4" x 6'7" A double aspect room with double glazed window to front & secondary double-glazed window to rear. Single radiator. Two wall light points. **Sitting/Dining room:** 8.18m x 4.24m max 2.72m min 26'10" x 13'10" max 8'11" min. A double aspect room with double glazed windows to front & rear. Two double radiators. Storage cupboard housing gas & electric meters. Telephone point. Television aerial point. Wall mounted gas fire. Door to kitchen. **Kitchen:** 3.30m x 2.24m 10'9" x 7'4" Double glazed window to rear. Double glazed door to side. Matching base and wall cupboards with worktops. Steel sink with mixer tap. Space for cooker. Space for washing machine. Space for Fridge. Wall mounted Potterton Profile gas boiler.

First Floor **Landing** Double glazed window to side. Access to part boarded and insulated loft. Doors to: **Bedroom One:** 3.30m plus door recess x 3.05m max 10'9" plus door recess x 10'0" max. Double glazed window to front. Single radiator. Built in wardrobe with shelf & rail. **Bedroom Two:** 4.29m x 3.76m 14'0" x 12'4" Double aspect room with two double glazed windows to front and single window to rear. Two single radiators. TV aerial point.

Telephone point. Built in storage cupboard/wardrobe. **Bedroom Three:** 3.40m x 3.05m 11'1" x 10'0" Double glazed window to rear. Single radiator. Built in wardrobe with shelf & rail. TV aerial point. **Bathroom:** Double glazed window to rear. Chromium heated towel rail/radiator. White suite comprising a panel enclosed bath with mixer tap and shower over with shower screen. Low level WC. Hand washbasin with mixer tap and cupboard below. Fully tiled walls. Vinyl flooring. Airing cupboard with factory lagged hot water cylinder with fitted immersion. Slatted shelving.

**Outside:** to the front of the property is a garden laid to lawn with hedging. A brick paver driveway leads to the extended **Single Garage:** 7.11m x 2.54m 23'3" x 8'3" with an up & over door, electric light and power, plus double glazed personnel door to rear garden. The rear garden has a South Easterly aspect and measures approximately 7.32m x 7.11m 24'0" x 23'3" and has a patio adjoining the rear of the property. Laid mainly to lawn with flowerbed & shrub borders. Outside water tap. Side access.

### Location

The historic and vibrant village of Hurstpierpoint has a bustling High Street with a wealth of period architecture and has numerous shops and amenities including a green grocers, deli, butchers, post office, restaurants, public houses and churches. There are also a range of highly regarded state and private schools locally. The main line railway station at Hassocks provides fast train services to both London and Brighton and is approximately 2 miles away. The A23 about a 5-minute drive away provides access to the cosmopolitan city of Brighton and Hove with its excellent entertainment facilities, theatres, restaurants, clubs, cinemas and marina in addition to Gatwick International Airport and the M25.

### Information

**Property Reference:** HJB02006

**Photos & particulars prepared:** June 2023 (Robert Turner MNAEA)

**Services:** All main services.

**Local Authority:** Mid Sussex District Council **Council Tax Band:** 'D'











## Directions

From Hurstpierpoint High Street proceed west over the roundabout and take the second turning right in Western Road. Proceed down the hill taking the second turning into Hurst Gardens following the road round to the right, where the property will be seen on the left. What three words: <https://w3w.co/refuse.clinic.curl>

## Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

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GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA - 1003 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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