



## 4 Pierpoint Terrace

BRIGHTON ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9TR

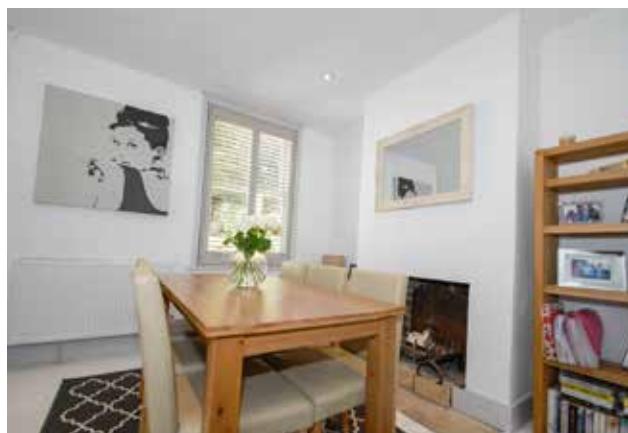
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# Situation

A charming Victorian end of terrace cottage situated in a central village location within minutes walk of the High Street and The National Parkland

Hurstpierpoint with its bustling High Street offers an eclectic range of local shops and amenities. Hassocks mainline railway station is situated approximately 1.7 miles away and provides regular services to London, Brighton and Gatwick (Victoria in approximately 55 minutes). Further to this Gatwick airport can be reached by car in approximately 30 minutes. The area is brimming with well-respected state and private schools including St Lawrence C of E, St Pauls, Downlands, Burgess Hill Girls, Hurst College and Brighton College. The city of Brighton and Hove is approximately 9 miles away and provides world class shopping, restaurants and provisions of the arts with a diverse twist. The surrounding countryside and rolling South Downs provide the finest backdrop for walking and horse riding.

Set in a prominent and central village location this quaint Victorian end of terrace cottage has been attractively decorated throughout creating a light home with well-appointed rooms and character features such as fireplaces and high ceilings. The ground floor has 2 linked reception rooms in an open plan style and a modern kitchen with polished concrete worksurfaces. The second floor has two double bedrooms and a re-fitted bathroom with both a free-standing bath and separate shower cubicle. There are stairs leading to an attic space with 'Velux' window. The walled courtyard garden is private and has areas for seating combined with well stocked shrub and plant borders.



# Overview

## Kitchen

- » Grey high gloss wall and base units
- » Modern polished concrete worksurfaces
- » Inset 4 ring electric hob with extractor
- » Space for washing machine
- » Tiled splashbacks



## Bathroom

- » Free standing roll top bath with decorative clawed feet
- » Low level w.c. suite
- » Shower cubicle with wall mounted shower and glazed door
- » Traditional style wash hand basin



## Specification

- » 'Vaillant' gas fired boiler located in the kitchen
- » Attic space with 'Velux' window and fair faced brick wall
- » Walled courtyard rear garden

## External

The property is approached via brick steps leading to the front door. To the left of the steps is a raised front garden laid with shingle and stocked with plants. The private walled rear garden is paved and has areas of hard standing with well stock raised beds. There is a gate providing pedestrian access to the front of the property via next doors garden.

## Pierpoint Terrace, Hurstpierpoint BN6 9TR

Approximate Gross Internal Area (Excluding Eaves Storage)

94.0 sq m / 1012 sq ft

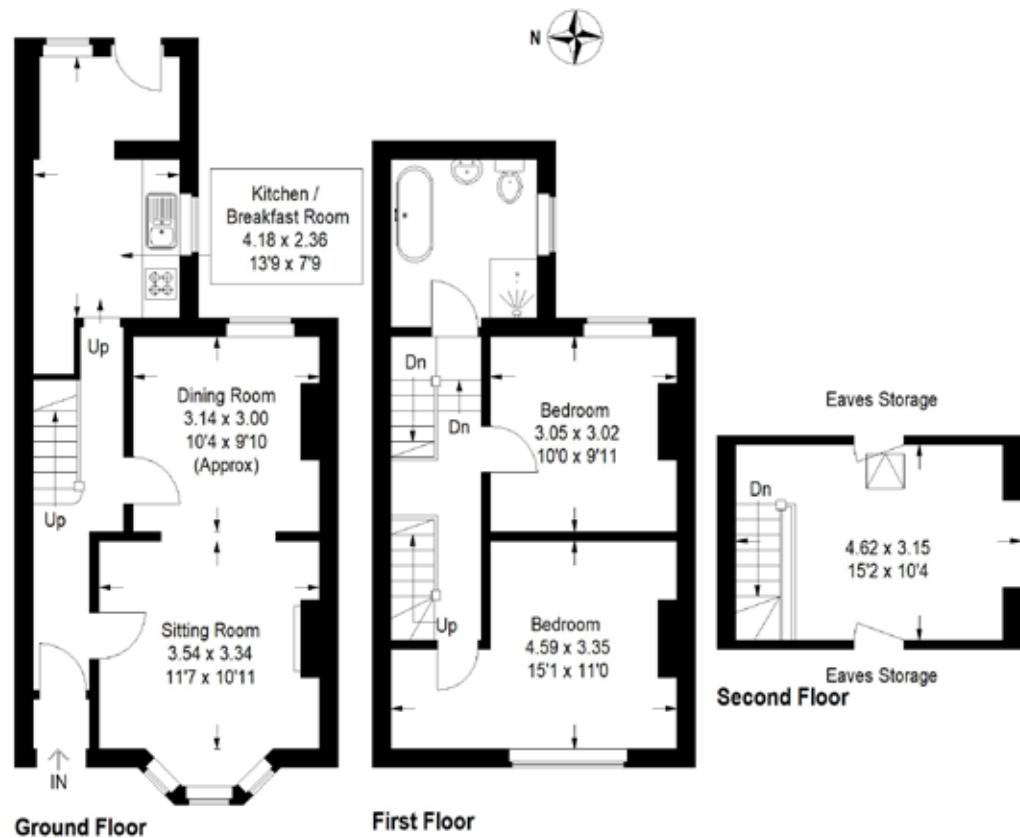


Illustration for identification purposes only, measurements are approximate, not to scale.

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