



## Little Coxbridge

62 NURSERY CLOSE | WEST SUSSEX | BN6 9WA

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# Situation

An extended and well maintained detached family house overlooking a large green, situated in a quiet residential area popular with families, with a southerly facing rear garden

Hurstpierpoint with its bustling High Street offers an eclectic range of local shops and amenities. Hassocks is situated approximately 2 miles away and provides regular mainline rail 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, 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.

The property has clearly been well maintained by the current owners and with the addition of the dining/family room, they have created a sizable family house in a sought after location. The ground floor provides 3 reception rooms including a large sitting room with open fireplace, a playroom and a glass roofed extension from the kitchen creating a great dining/family space. The first floor provides a bathroom and 3 double bedrooms with the master bedroom benefitting from an en-suite shower room. With an integral garage and a block paved driveway, parking is plentiful. The rear south facing garden incorporates both a terrace and a lawn and provides ample storage with 2 timber garden sheds. There is also the benefit of a summer house with light and power.



# Overview

## Kitchen

- » White gloss wall and base units
- » Space for 'Rangemaster' cooker with extractor fan over
- » Space for fridge freezer
- » Fitted 'Smeg' slimline dishwasher
- » Fitted 'Bosch' washing machine

## Bathrooms

### Family Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin

### En-Suite Shower Room

- » cubical with wall mounted shower and glazed sliding doors
- » low level w.c. suite
- » Modern wall mounted wash hand basin
- » Heated ladder style radiator

## Specification

- » Wall mounted 'Glow Worm' boiler
- » Oak flooring to the majority of the ground floor
- » Integral garage

## External

The property is approached over a block paved driveway with parking for 2 cars and access to the integral garage. Side access to the south facing rear garden is via a timber gate. There is a paved terrace that adjoins the rear of the property with a timber pergola on one side. Steps lead up to an area of lawn bordered by well stocked beds and trees. There is the benefit of a Summer house with light and power and 2 timber garden sheds.



# Floorplan to Follow

Consumer protection from unfair trading regulations 2008

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