



## 99 College Lane

HURSTPIERPOINT | WEST SUSSEX | BN6 9AE

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# Situation

**A character filled Victorian house situated within the conservation area with accommodation arranged over 3 floors and an east facing rear garden**

Hurstpierpoint is a vibrant village with a bustling High Street including a green grocers, deli, butchers, Post Office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

Situated in a highly sought after part of the village within the conservation area historically known as 'Hurst Wickham'. This character filled Victorian terrace house is elevated from the road and retains a wealth of period features throughout. The sitting room sits at the front of the property and benefits from a focal cast iron fireplace with a slate hearth along with oak flooring. Moving towards the rear of the property is the kitchen/dining room with a sizable larder cupboard. The light conservatory looks out over the rear garden and has a large storage cupboard and cloakroom/w.c. The first floor provides 2 double bedrooms along with a bathroom. Stairs lead to the second floor where the principle bedroom resides benefiting from eves storage and a sizable 'Velux' window.

The private rear garden extends to the east with a central lawn flanked on either side with a range of mature planting along with 2 patio areas. Storage is plentiful with 2 timber garden sheds and there is access via a gate at the rear of the garden. A further elevated slate covered terrace resides at the front of the property.



# Overview

## Kitchen

- » A range of fitted units
- » Space for range cooker with extractor fan over
- » Inset sink and drainer
- » Tiled floor



## Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c.
- » Pedestal wash hand basin
- » Fitted cupboard



## Specification

- » Wall mounted gas fired boiler
- » Landscaped rear garden
- » Delightful semi-rural location

## External

The property is approached via brick steps leading up the front terrace covered with slate chippings and bordered by mature shrubs. A paved patio adjoins the rear of the garden leading to lawn flanked on either side by well stocked shrub, plant and tree borders. A further paved patio lies at the end of the garden where there is a rear gate and 2 timber garden storage sheds.





## College Lane, Hurstpierpoint , BN6 9AE

Approximate Gross Internal Area = 96.3 sq m / 1036 sq ft

### Transport Links from 99 College Lane,

Hassocks Train Station	approx. 1 miles
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 20 miles

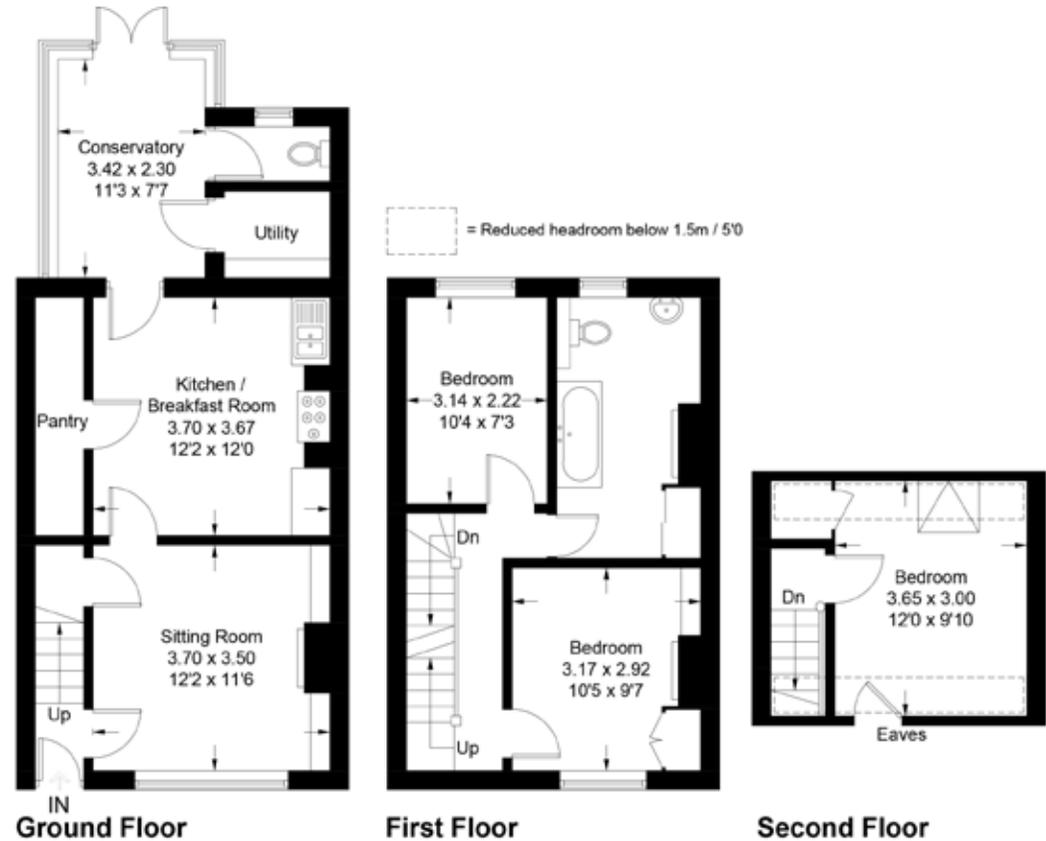


Illustration for identification purposes only, measurements are approximate, not to scale.  
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A buyer is advised to obtain verification from the solicitor.

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