



7 Trinity Court

HURSTPIERPOINT | WEST SUSSEX | BN6 9XS

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Situation

A very sought after 2 bedroom end of terrace bungalow for the over 55's, set in a peaceful location within minutes' walk of the High Street. Surrounded by beautifully maintained communal gardens, its east-west orientation ensures light and sun from morning until evening.

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, deli, butchers, post office, health centre, 4 restaurants, 3 public houses and a church. The nearby larger village of Hassocks, with its mainline train station, provides regular rail services to London.

Situated in a quiet and popular development of only 17 properties exclusively for the over 55's, the property is a short walk from all the amenities the High Street has to offer. There is a sizable and light double aspect sitting room at the front of the property with a gas coal effect fireplace with a carved timber surround and marble inserts, along with a kitchen/breakfast room at the rear with a range of fitted appliances. There are 2 double bedrooms both with fitted wardrobe cupboards and a bathroom with a fully fitted white suite.

A patio at the rear adjoins landscaped communal gardens extending to the west and south, bordered by mature shrubs and trees. The property has the benefit of 2 outside stores and an allocated car parking space.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset stainless steel sink and drainer
- » Inset 4 ring 'Zanussi' gas hob with extractor fan over
- » Fitted 'Zanussi' electric oven
- » Integrated fridge
- » Integrated freezer
- » Fitted 'Blomberg' washing machine



Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Tiled splash backs
- » Airing cupboard



Specification

- » Wall mounted 'Glow Worm' gas fired boiler located in the kitchen
- » Suntrap patio and communal south and west facing rear garden
- » Allocated car parking space

External

The property is approached over a paved path to the front door, with a small and private front garden. A patio outside the backdoor adjoins communal lawn bordered by mature shrubs and trees. There are 2 outside stores to the rear of the property and an allocated parking space in Trinity Court's central courtyard.





Trinity Court, Brown Twins Road, Hurstpierpoint, BN6 9XS

Approximate Gross Internal Area = 66.4 sq m / 715 sq ft

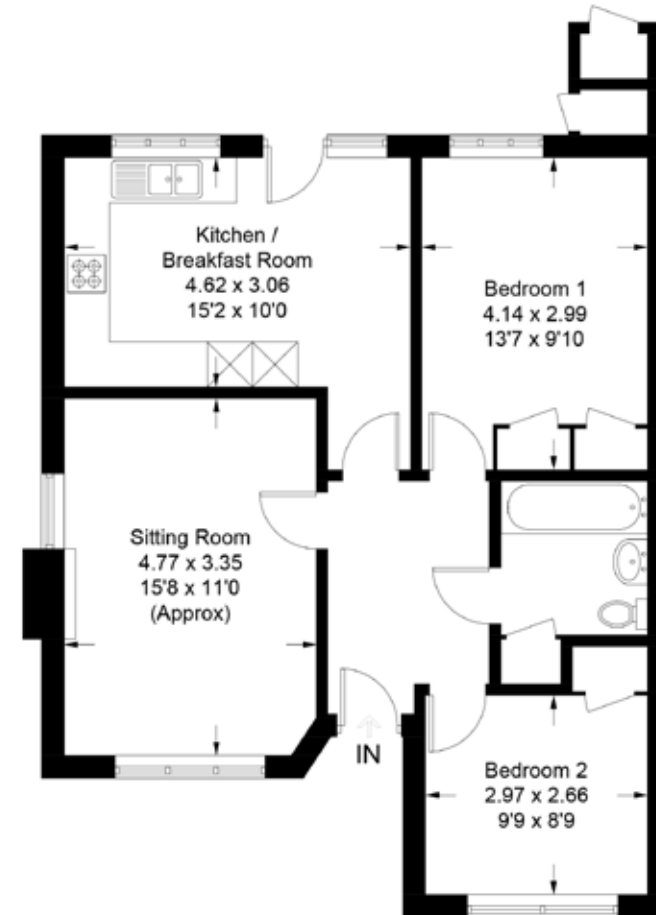


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Transport Links

Hassocks Train Station	approx. 1.9 miles
Haywards Heath Train Station	approx. 7.7 miles
London Victoria by train	approx. 45 mins
A23 Slip Road	approx. 1.5 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 21 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor.

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