



100 Iden Hurst

HURSTPIERPOINT | WEST SUSSEX | BN6 9YJ

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Situation

A very well presented detached house set in a popular new development within Hurstpierpoint benefiting from a west facing rear garden, garage and off street parking

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 is also a range of revered state and private schools locally.

Situated within the favourable 'Bramble Park' development, this spacious detached family house is within an easy walk of all the amenities the village has to offer, including the local primary school, Library and easy access to the 'Hurst Meadows'. Reception space on the ground floor is plentiful and well suited to modern living with a study and a large sitting room either side of the entrance hall. The wonderful open plan kitchen/dining room with a range of integrated appliances spans the rear of the property and looks out over the landscaped garden. A useful utility/cloakroom also provides an integrated washing machine. Stairs lead to the first floor where 4 double bedrooms and a modern family bathroom reside. The principal bedroom benefits from an en-suite shower room. The rear garden extends to the west and comprises a sizable, raised terrace surrounded by lawn. A range of shrubs and trees run along the boundary. A tarmac driveway to the side of the property provides off street parking for a couple of cars and provides access to the garage.



Overview

Kitchen

- » Modern wall and base units
- » Silestone worksurfaces with inset sink and drainer
- » Inset 5 ring 'Hotpoint' gas hob with extractor fan over
- » Inset 'Hotpoint' electric oven
- » Integrated fridge freezer
- » Integrated dishwasher



Bathrooms

A family bathroom and en-suite shower room benefit from fully fitted whites comprising a panelled bath with wall mounted shower, fully tiled shower with glazed doors, low level w.c. suites with concealed cisterns, wash hand basin and heated ladder style towel radiators.



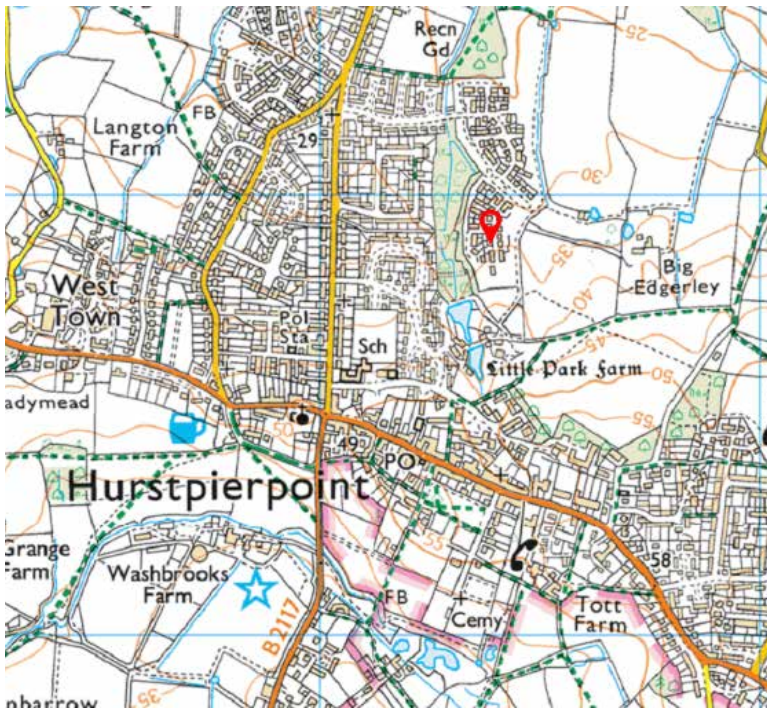
Specification

- » Wall mounted 'Worcester' gas fired boiler located in the utility/cloak room
- » Herringbone flooring to the majority of the ground floor
- » West facing rear garden
- » Garage

External

The property is approached over a paved path to the front door flanked on with side by lawn and well stocked borders. A driveway to the side of the property provides parking for 2 cars and access to the garage. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property. The garden is predominantly laid to lawn with shrubs and trees running the borders.





Transport Links

Hassocks Train Station	approx. 2.2 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.7 miles
Brighton	approx. 1.5 miles
Gatwick Airport	approx. 20 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.

Idenhurst, Hurstpierpoint BN6, 9YJ

Approximate Gross Internal Area = 128.3 sq m / 1381 sq ft
 Garage = 17.5 sq m / 188 sq ft
 Total = 145.8 sq m / 1569 sq ft



A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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