



72 Nursery Close

Hurstpierpoint, Hassocks, West Sussex, BN6 9WA

Batcheller
Monkhouse

Our Corner of England

72 NURSERY CLOSE

A beautifully presented family home situated in a peaceful cul de sac, on the outskirts of this popular village, boasting a fantastic open plan living space and a private rear garden with access to a meadow.

Ground Floor

- Entrance Hall
- Study/Snug
- Sitting Room
- Kitchen/Dining Family Room
- Utility Room
- Downstairs Cloakroom

First Floor

- Main Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom

Outside

- Large Patio
- Lawn Area with Established Trees and Borders
- A Further Private Garden Area
- A colonial Breeze house
- Side and rear access



DESCRIPTION

A well proportioned modern family home in a highly desirable location in the sought after village of Hurstpierpoint. The property is tucked away in a quiet residential cul de sac overlooking a delightful green space and close to a large open meadow. The property features well-designed open plan living areas, creating a spacious and contemporary atmosphere. The layout allows for a seamless flow between the kitchen, dining, and living areas, providing an ideal space for entertaining guests or spending quality time with family.

The main features of the property include:

- **Entrance Hallway** with fitted solid wood flooring and doors leading through to the **Study** or snug with views to the front.
- A wonderful bright **Sitting Room** with feature fireplace and inset log burning stove.
- The **Kitchen/Dining Family room** is a fantastic space to entertain and is fitted with a range of modern cream shaker style units with granite worktops and glass splashback, integrated dishwasher, microwave, eye level double electric oven, 5 burner gas hob with extractor over. The breakfast bar offers a more casual dining space with further storage under and space for a dining table overlooking the garden. Two sets of bi fold doors slide back to open this space up and out to the garden, and a further seating area to enjoy the views and relax.
- The well appointed **Utility Room** offers yet more storage and worktop space and incorporates the washing machine and tumble dryer and access back out to the side.
- The **Downstairs Cloakroom** is fitted with a modern suite and a cupboard houses the boiler.
- The **Main Bedroom** boasts a wall of built in wardrobes, a pretty bay window overlooking the front and a contemporary **En-Suite Shower Room** with large walk in shower, fully tiled throughout, low level WC and sink with storage draws under.
- There are **3 Further Bedrooms** and a well appointed **Family Bathroom**



OUTSIDE

To the front of the property the driveway has been extended to provide parking for several cars, a lawn area and established flower borders, side access take you through to the rear garden. The rear garden has a large patio boasting the perfect space for the alfresco dining, an expanse of lawn, several established trees with a second patio area housing a Colonial Breeze House, from this area a gravel pathway takes you through to a second area of garden that houses a large timber built shed.



AMENITIES

Local: Hassocks has a bustling high street with a number of useful stores, cafes and a small supermarket. Hurstpierpoint offers an attractive high street with many independent shops and pubs.

Towns: Burgess Hill (3.9 miles), Brighton (7.3 miles), Haywards Heath (7.9 miles), Lewes (11.6 miles)

Transport: Hassocks Station (1.5 mile) and Haywards Heath Station (8.3 miles) both with services to London in approximately 70 minutes. Gatwick Airport (25.2 miles).

Schools: Hassocks Infant School www.hassocks.w-sussex.sch.uk St Lawrence Primary School www.stlawrencehurst.co.uk Downlands Community School www.downlands.w-sussex.sch.uk Hurst College www.hppc.co.uk Burgess Hill Girls www.burgesshillgirls.com Brighton College www.brightoncollege.org.uk Lewes Old Grammar School www.logs.uk.com

Leisure: Pyecombe Golf Club www.pyecombegolfclub.com; South Downs National Park www.southdowns.gov.uk

DIRECTIONS

Head Northwest on the B2272 towards the Broadway keeping left on Muster Green then take the first exit on the roundabout, and second exit at the next roundabout. At Tylers Green take the second exit and at the next roundabout on the A272 take the first exit, then second exit on the B2036. Take the second exit onto the Cuckfield Road then right on Western Road, proceeding right into Nursery Close where the house will be found on the right hand side at the end of the Cul De Sac.

What3Words: ///scorpions.crisp.tuned

Additional Information

Local Authority: Mid Sussex District Council Telephone 01444 458166 www.midsussex.gov.uk

Services (not checked or tested):

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number

EPC: EPC rating C

Council Tax: Band F



GUIDE PRICE £700,000 - £750,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

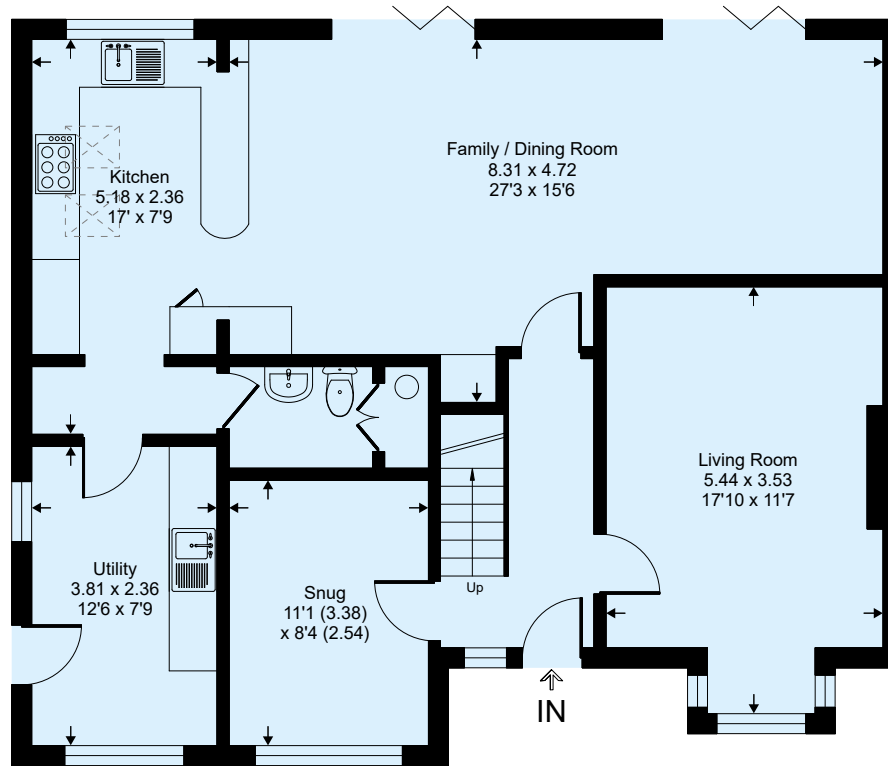
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

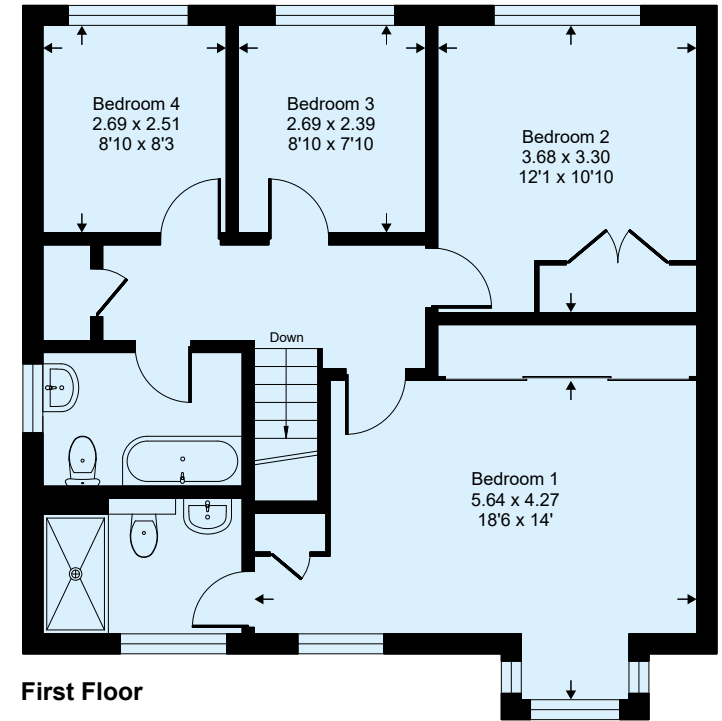
batchellermonkhouse.com

Nursery Close, BN6

Approximate Gross Internal Area = 157 sq m / 1692 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2023 - Produced for Batcheller Monkhouse

