







## 28 Weald Close

Hurstpierpoint

**Entrance Porch:** uPVC double glazed window and front door to:-

**Hall:** laminate wood floor, stairs to 1st floor, understairs storage solution with space and plumbing for washing machine, doorway to kitchen, door to:-

**Sitting Room:** feature open fireplace with cast iron grate and Stone surround, fitted carpet, uPVC double glazed window to front.

**Kitchen Area:** white moulded front units under solid wood worktops, stainless steel sink basin and sink drainer, integrated 'Indesit' oven and four ring stainless steel gas hob, shelved recess. Wood laminate floor, tiled splashbacks uPVC double window to rear.

**Dining Area:** laminate wood floor, uPVC double glazed window to rear, uPVC double glazed double doors to rear garden.

**Bedroom One:** fitted carpet, x 2 uPVC double glazed windows to front.

**Bedroom Two:** fitted carpet, cupboard concealing 'Atag' gas fired combi boiler, x 2 uPVC double glazed window's to rear.

**Bedroom Three:** exposed painted floorboards, shelved storage cupboards, uPVC double glazed window to front.





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**Refitted Bathroom/WC:** white suite, panel enclosed bath with shower over, shower screen, low level WC, vanity cupboard with onset glass, wash hand basin. Stainless steel towel rail, tiled walls and floor. uPVC double glazed window.

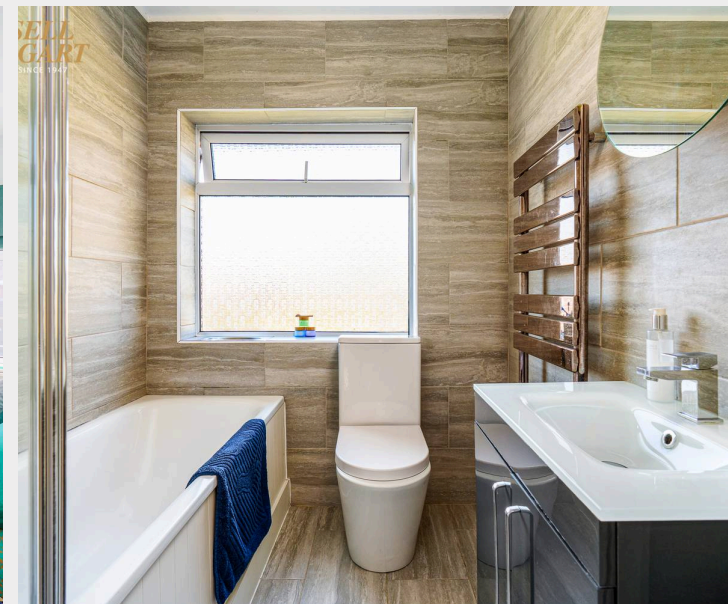
### Outside:

**Front Garden:** low maintenance paving with shrub and flower borders. South Facing.

**Long Rear Garden:** 65' long, mainly laid to lawn, patio adjoining the house, outside light and tap, planted borders, secondary patio, timber shed, well fenced, gated side access.

*Agents Note:* Pedestrian right of access over neighbours garden.

- Three bedroom mid terraced house
- Set back from roads with no passing traffic
- Sitting room with feature open fireplace
- Open plan kitchen/dining room with double doors out to the rear garden
- Three bedrooms (two doubles and a single)
- Re-fitted family bathroom with contemporary white suite
- Low maintenance 24' front garden
- 65' long enclosed rear garden
- Gas central heating – Double glazed windows and external doors
- Council tax band: C ,Energy performance rating: D





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