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**25 Nursery Close, Hurstpierpoint, BN6 9WA**  
**£495,000**





## 25 Nursery Close

Hurstpierpoint,

A three/four bedroom link-detached house in a cul-de-sac location within close proximity of the Hurstpierpoint high street is being offered, having a previous garage conversion creating a fourth bedroom/study with lapsed planning permission for further extensions at the rear.

Driveway for one car, gravelled area for additional parking, mature tree and path leading to the uPVC double glazed front door/porch which leads into

**Living room:** Hardwood flooring, stairs to first floor with storage area underneath, doors leading to fourth bedroom/study and kitchen/diner at rear, uPVC double glazed window to front. Underfloor heating.

**Kitchen/diner:** Refitted in 2021, laid with Amtico flooring, a number of eye and base level white gloss units with Quartz countertops, space for freestanding American-style fridge/freezer, integrated Bosch oven, 4 ring induction hob with Siemens extractor hood overhead, recessed stainless steel sink with countertop draining area, space for dishwasher, space for washing machine, part-tiled splashbacks, Worcester boiler concealed in corner cupboard, uPVC double glazed window overlook rear garden. There is a breakfast bar with further storage underneath, space for a dining table and a uPVC double glazed door leading to the rear garden.

- **Council tax band: E, EPC: C**





## 25 Nursery Close

Hurstpierpoint,

**Bedroom 4/Study:** Converted from the original garage.

**Landing:** Carpeted stairs lead to the first floor landing, laid with hardwood flooring, uPVC double glazed window to side elevation.

**Bedroom 1:** A carpeted large double bedroom with uPVC double glazed window to the front fitted with plantation style shutters.

**Bedroom 2:** Another good size double bedroom, carpeted, with space for a double bed and freestanding storage furniture, uPVC double glazed window overlooking rear garden.

**Bedroom 3:** Laminate wood flooring, currently used as a single bedroom with freestanding loft-style bed but could also be used as an office room. uPVC double glazed window to front.

**Bathroom:** White suite comprising of shower over bath with screen, rainfall head and separate detachable shower head, low level w/c, basin with vanity storage underneath, large mirror with shelf and laid with vinyl flooring.

**Rear garden:** The door from the kitchen/diner leads into the rear garden onto the patio area for outside seating and dining,

### AGENT'S NOTES

The embankment beyond the stream does not belong to this property, it is owned by Affinity and maintained by the current owners.



## Nursery Close



## Mansell McTaggart Hassocks

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