



**MANSELL  
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**36 Nursery Close, Hurstpierpoint, BN6 9WA**  
**£460,000**





## 36 Nursery Close

Hurstpierpoint,

A beautifully presented and thoughtfully extended three-bedroom semi-detached home, complete with its own driveway, adjoining garage, and a spacious uPVC double-glazed conservatory overlooking the rear garden.

Step through a uPVC double-glazed front door into an entrance porch, leading to a bright and welcoming sitting room. A bow window at the front floods the space with natural light, complemented by a stylish wooden floor with underfloor heating—a feature that continues throughout the ground floor. Stairs to the first floor are tucked to one side, and a door opens into the open-plan kitchen and dining area.

The kitchen is well-equipped with charming hand-painted-style units at both base and eye level, set against solid wood butcher's block-style worktops. There are designated spaces for all standard appliances, including a dishwasher, and a cupboard discreetly houses the Worcester wall-mounted combination boiler. The dining area also benefits from underfloor heating, additional concealed storage with glass-fronted cupboards, and a built-in coffee and tea station. Double doors lead seamlessly into the large rear conservatory. Constructed of part brick and uPVC double glazing under a pitched polycarbonate roof, the conservatory offers lovely views over the rear garden and has its own set of double doors opening onto a generous patio—perfect for entertaining or relaxing outdoors.



- Extended three bedroom semi-detached house



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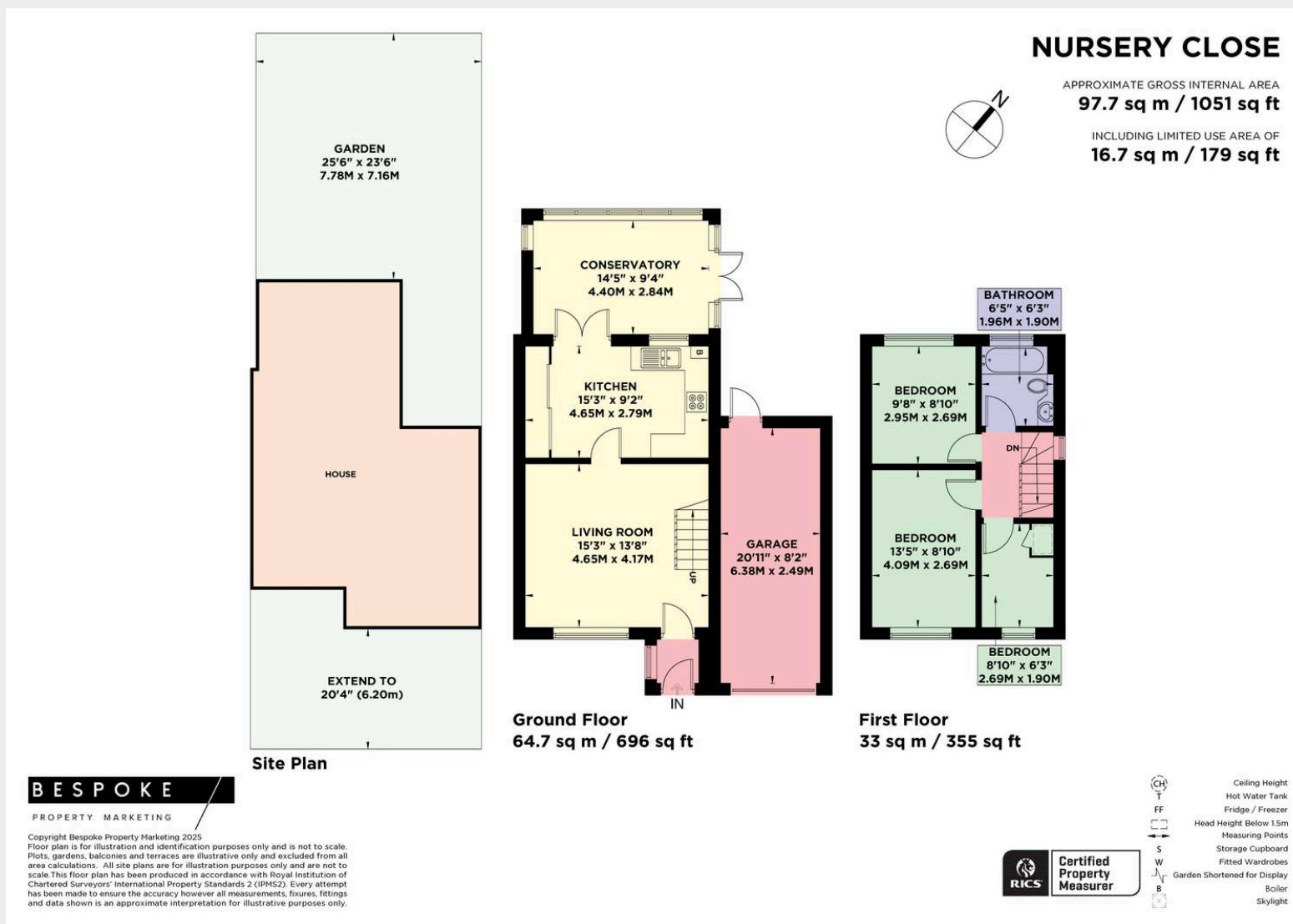
Upstairs, the landing features a uPVC window to the side and a hatch providing access to the loft space. There are two well-proportioned double bedrooms—one at the front and one at the rear—as well as a single third bedroom with a built-in wardrobe over the stair bulkhead. Bedroom three also includes a custom-fitted Murphy bed, making it an ideal flexible space currently used as a home office and guest room. The bathroom has been newly refitted and includes a modern suite, wall-to-wall custom storage, and a large rectangular bath with a rainfall shower and separate chrome shower unit and glass shower screen.

Outside, the front garden is mainly laid to lawn, with a charming brick-edged pebble stone area beneath the bow window—ideal for seating or plant displays. The private driveway offers off-street parking and access to the attached garage, which includes built-in storage and a rear access door to the garden. The rear garden features a lawn, a spacious patio, and two established trees, all enclosed by mature hedging and fencing for privacy.

- Extended three bedroom semi-detached house
- Open plan Kitchen/dining room with solid wood worktops
- Full width of house uPVC double glazed conservatory
- Front garden – Private driveway – Attached garage
- Within walking distance of the High Street and Primary School
- Council tax band: D. EPC: C







# Mansell McTaggart Hassocks

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