



**MANSELL
McTAGGART**
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9 Park Cottages, Manor Road, Hurstpierpoint, BN6 9UW
£350,000



9 Park Cottages Manor Road

Hurstpierpoint,

A charming two bedroom mid terraced character cottage built in the 1850s situated within close proximity to the picturesque village of Hurstpierpoint, the property is well presented with a cozy feel and full of quirkiness. Internal viewing is highly recommended.

The ground floor comprises of an entrance porch leading into the living room with a feature log burner and parquet flooring, from the living room the dining room also with parquet flooring has French doors onto the west facing patio garden and stairs rising to the first floor. The fitted kitchen has a selection of eye level and base units, space for a washing machine, integrated oven and grill, induction four ring hob, and a Valliant wall mounted combi boiler. On the first floor the landing has access to loft space and a integral cupboard, two bedrooms and a family bathroom with panelled bath, shower attachment, wash hand basin with vanity unit, WC.

Outside the west facing patio rear garden has rear gated access and a shed, the front garden has a selection of established trees, plants and borders as well as a patio seating area and a storage facility.



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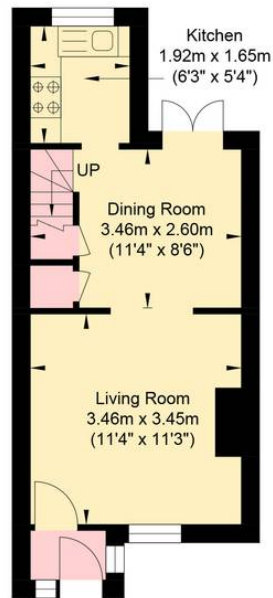
- Two bedroom character cottage
- Central village location
- West facing patio garden
- Well presented
- Log burner
- Family bathroom
- Two reception rooms
- Gas central heating
- UPVC double glazing
- EPC: D Council tax: C

Park Cottages are within a five minute walk of Hurstpierpoint Village High Street offering most daily needs from its traditional range of shops and stores, various restaurants and public houses. The village also has several churches, a primary school, a library and a health centre. For a more comprehensive range of shops Hassocks, Burgess Hill and Haywards Heath are all within easy reach and Brighton is about 11 miles to the south. The nearest mainline railway station is at Hassocks which is about two and a half miles to the east where there is also a secondary school. Haywards Heath mainline railway station is about six and a half miles (Victoria and London Bridge both approximately 47 minutes). The A/M23 gives fast access to London, Gatwick Airport and the south coast which is within easy reach.

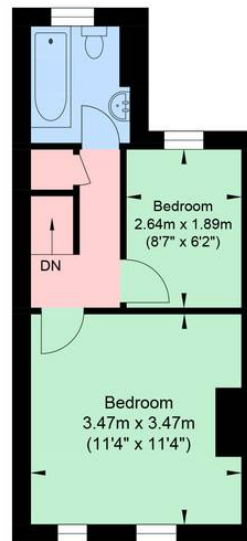
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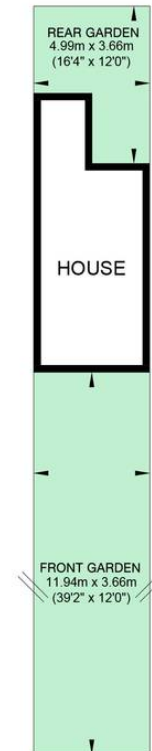
Park Cottage



Ground Floor
Approximate Floor Area
276.63 sq ft
(25.70 sq m)



First Floor
Approximate Floor Area
264.46 sq ft
(24.57 sq m)



Site Plan
(Not to Scale)

Approximate Gross Internal Area = 50.27 sq m / 541.09 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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