



**MANSELL
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79 Willow Way, Hurstpierpoint, BN6 9TJ
£450,000



79 Willow Way

Hurstpierpoint,

This three bedroom semi detached house has been extended and refurbished by the current owners, offering a open plan kitchen diner and a west facing aspect to the rear garden as well as substantial off road parking. The property is situated within good walking distance of Hurstpierpoint village with all its various amenities including pubs, bars and restaurants. The house has been improved to a high standard and viewing comes highly recommended.

Entrance hall with solid oak flooring which continues on all of the ground floor rooms, staircase rising to first floor, understairs storage cupboard, separate utility room with WC, wash hand basin with vanity storage, space for washing machine and storage cupboard housing Worcester gas boiler, there is also a office area behind the utility room.



The open plan living space has an extended kitchen diner with modern fitted kitchen with oak worksurfaces, eye level and base units, space for a range oven, built in extractor fan, space for fridge freezer and French doors leading onto the west facing rear garden.

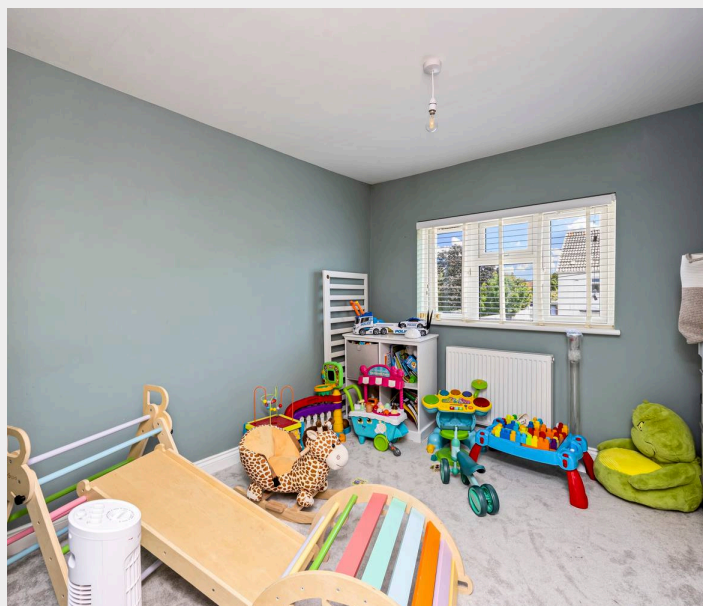
79 Willow Way

Hurstpierpoint,

On the first floor the landing has loft access, airing cupboard, three good size bedrooms and a modern fitted family bathroom suite with WC, panelled bath and overhead shower attachment, wash hand basin and vanity storage unit.

Outside the west facing rear garden has patio seating areas, lawned area as well as a brick built storage room and gated side access. The front of the house has been tastefully block paved and can park up to six cars.

- Council tax band: C – EPC rating: TBC
- Three bedroom extended semi detached house
- Ground floor extension open planned
- Well presented
- Separate utility and office room
- West facing rear garden
- Block paved off road parking for up to 6 cars
- Downstairs WC
- Modern fitted kitchen
- Family bathroom



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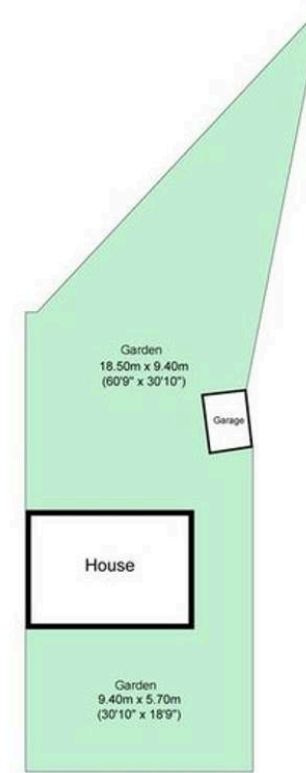
Willow Way



Ground Floor
Approximate Floor Area
623.87 sq ft
(57.96 sq m)



First Floor
Approximate Floor Area
434.0 sq ft
(40.32 sq m)



Site Plan
(Not To Scale)

Approximate Gross Internal Area = 98.28 sq m / 1057.87 sq ft

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

Mansell McTaggart Hassocks

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