



94 Iden Hurst, Hurstpierpoint, BN6 9YJ

£3,200 Per Calendar Month



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A prestigious 5 bedroom detached family home located within the desirably village of Hurstpierpoint, ideally situated for a country lifestyle, with many woodland walks and bridle paths. Offered furnished or unfurnished.

The House...

This excellent, detached family home was built in 2020. The layout is spacious and well-arranged, spread over two floors and perfect for family life. Upon entry you are welcomed by a central hallway leading you through to the sitting room and a separate family/study room. The spacious dual aspect kitchen/breakfast room is a light airy room with a range of integrated appliances and the separate utility provides rear access.

There is also a separate cloakroom.

On the first floor there is a master bedroom with fitted wardrobes , 4 further bedrooms a full sized family bathroom and two modern en-suite shower rooms.

Outside...

The the front, the property is approached over a paved path. A driveway provides parking for 2 cars along with access to the attached double garage. Side access to the rear landscaped gardens.

To the rear, a paved patio adjoins the full width of the rear of the property with a modern timber retaining wall with steps up to an area of lawn. To the side of the garden is a contemporary seating area with a pergola above. A selection of specimen trees border the perimeter of the garden.



Location...

Iden Hurst is located within Hurstpierpoint village which provides a broad range of shops and recreational facilities including a bakery, coffee shops, barbers, hairdressers, butchers, Co-Op, greengrocers and chemist. The village also provides a range of restaurants and public houses all within walking distance. By train Hassocks mainline station is located approximately 1.8 miles with regular services to London (Victoria/London Bridge) and Brighton. By car nearby towns of Burgess Hill and Haywards Heath are within a short drive as well as A23, leading to Gatwick Airport, Brighton and London. There are many highly regarded schools in the area, both state and private, including Hurstpierpoint College, Burgess Hill School for Girls and Ardingly College.

The Finer Details...

Council Tax Band G; £3255.69 for 2024/25 (for a guide only. Please contact Local Authority for exact figure)

Permitted Fees:

Holding deposit - one weeks rent - £738.46

Deposit - five weeks rent - £3692.00

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws form the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

N.B - PETS CONSIDERED FOR AN EXTRA £25PM

