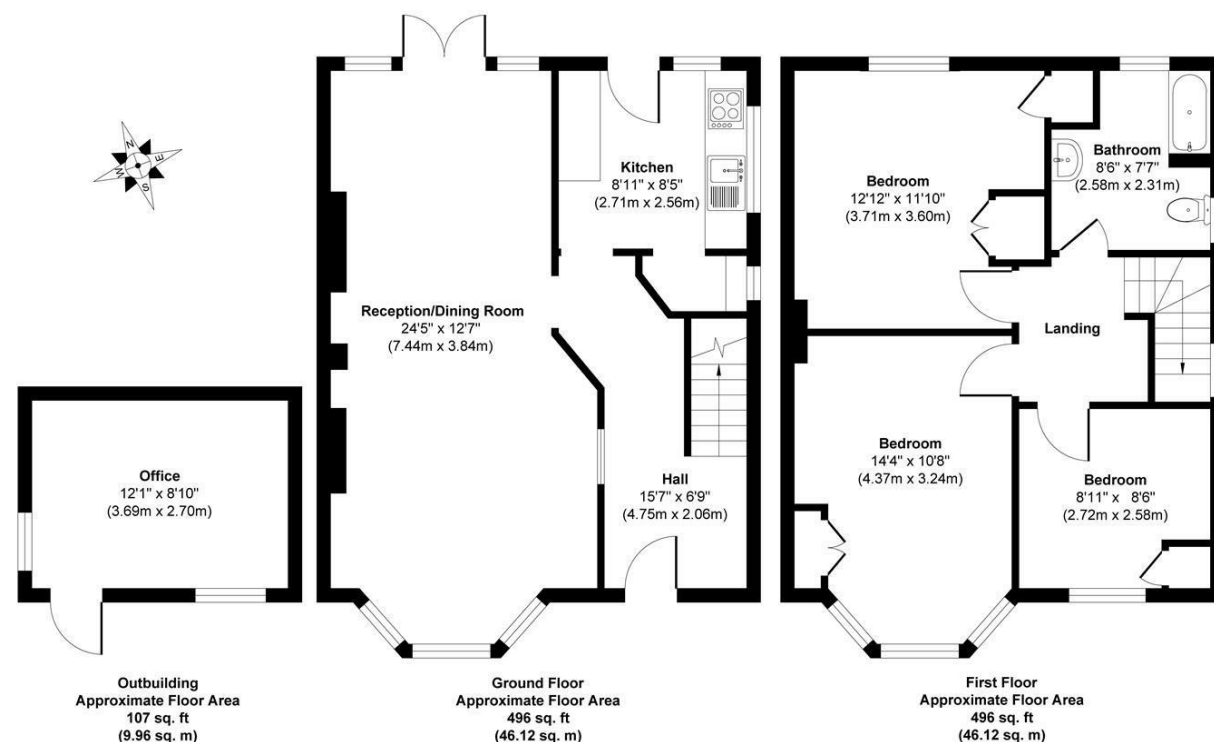
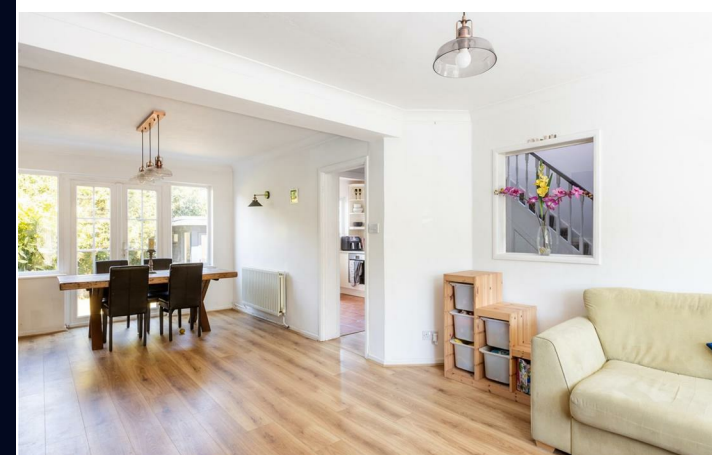
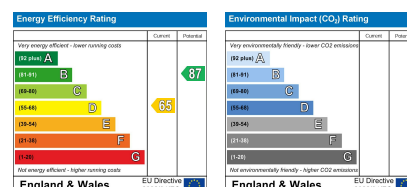




Approx. Gross Internal Floor Area 1099 sq. ft / 102.20 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



15 Manor Gardens, Hurstpierpoint, West Sussex, BN6 9UG

Guide Price £500,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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15 Manor Gardens, Hurstpierpoint, West Sussex, BN6 9UG

What we like...

- * Peaceful cul-de-sac position just five minutes walk of High St and St Lawrence Primary School.
- * Spacious room dimensions with 25ft through living space.
- * Exceptional Garden Studio - perfect for home working.
- * Scope to reconfigure and/or extend to side or into loft, STPP.
- * Fabulous village lifestyle with bustling High St, beautiful countryside and thriving community.

The Home...

This attractive bay fronted semi-detached home sits in a peaceful cul-de-sac position, ideally located within easy walking distance of the bustling village High Street and the highly regarded St Lawrence Primary School.

The accommodation is really spacious with generous room proportions. Upon entry you’re welcome by a wide entrance hall.

The heart of the home is, without doubt, the impressive 24ft dual aspect living room. There is plenty of space for separate sitting and dining areas and the bay window and chimney breast create a classic, characterful feel. French doors open out to the garden to create that “inside outside” living we all love.

The kitchen has contemporary, handleless units and enjoys an integrated oven/hob and space for all other appliances. A door leads out to the garden and there is of course scope to knock through to create a more open plan kitchen/dining space.

On the first floor the feeling of space continues with three really well proportioned bedrooms. The main bedroom is a generous double with bay window and fitted wardrobes. The second bedroom is also a double and overlooks the rear garden. The third bedroom is a really generous single with built in storage too.

Each bedroom is served by the stylish and upgraded family bathroom with tasteful tiling and a luxurious Coalbrook shower.

The home is fully double glazed and has gas fired central heating.

Step Outside
Stepping outside you’ll find the private, low maintenance garden. The paved terrace sits adjacent to the house and is ideal for a barbecue whilst the expanse of lawn is perfect for children to play.

The show stopper is of course the impressive garden studio – the perfect work from home space giving privacy and separation from the main house. This insulated space has underfloor heating making it an “all year round” space.

To the front is a small garden and driveway parking.

Scope/Potential
Many neighbouring homes have extended and there is similar potential here with space to extend to the side and/or into the loft space. Any work is, of course, subject to any necessary consents.



Hurst Life

Manor Gardens sits of Manor Road and is ideally located just 5 minutes walk from the vibrant and friendly Hurstpierpoint High Street and the local primary school, St Lawrence CofE. This quintessential village is home to a delightful array of shops and eateries, including a deli, bakery, greengrocer, independent boutiques, pubs, restaurants, a library, health centre, and an award-winning cinema— all contributing to its unique charm and appeal. The bustling High Street epitomises quintessential village life and enjoys an eclectic mix of independent stores, shops, boutiques, pubs and restaurants. The New Inn gastropub has great food and you can enjoy a pint of 'Harveys Best' in front of a roaring open fire. The local's favourite eateries include Village Pizza Kitchen, Hop Tub Taproom/microbrewery, Nurpur Indian, Morleys Bistro and the Fig Tree (fine dining). For a flat white you can head to Fuel or No.7 Coffee shops. Hampers Delicatessen is superb and has freshly baked artisan breads from Fellows Bakery in nearby Ardingly.

For commuters, Hurstpierpoint is conveniently located for Hassocks Station which sits on the mainline and offers fast, regular services to London (Victoria/London Bridge in approx 54 mins), Brighton (9 mins) and Gatwick International Airport (20 mins). When it comes to schooling, the village is home to the well-regarded St Lawrence CofE Primary School. In the private sector, Hurst College enjoys an excellent reputation. For secondary state education, most children attend Downlands in nearby Hassocks. By car, you can easily access the A23(M) at Albourne or Hickstead.

For hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and South Downs National Park is right on your doorstep.

The Specifics
Tenure: Freehold
Title Number: SX37663
Local Authority: Mid Sussex District Council
Council Tax Band: D
Services: Gas fired central heating, mains drainage, mains water & electricity
Available Broadband Speed: Ultrafast

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

NB - Anti Money Laundering
In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

