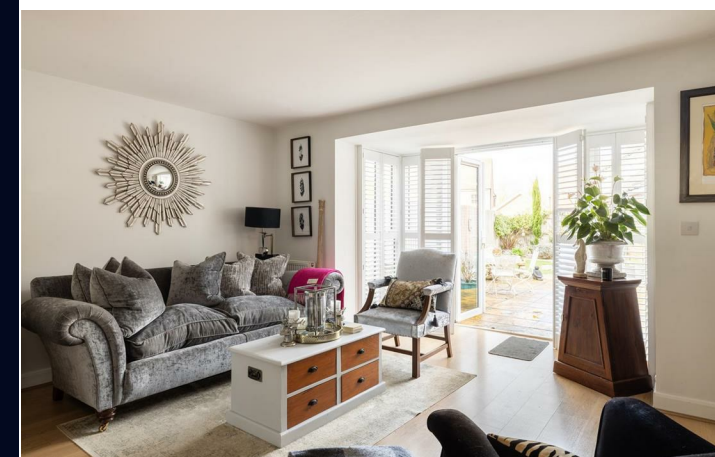
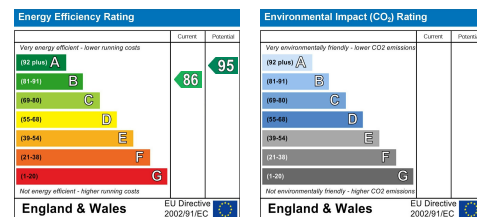


MILDRED DURRANT WAY  
TOTAL FLOOR AREA: 1335 sq.ft. (124.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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7 Mildred Durrant Way, Hurst, BN6 9FU

Guide Price £525,000 Freehold

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## 7 Mildred Durrant Way, Hurst, BN6 9FU

GUIDE PRICE - £525,000- £550,000

What we like...

- \* Modern high spec home over three floors
- \* Stylish shaker-style kitchen/breakfast room
- \* Driveway parking for two/three cars and garage
- \* Fabulous master bedroom with dressing area and ensuite
- \* Beautiful village with thriving community, excellent schools and historic High Street.

**Guide: £525,000-£550,000**

### Welcome Home

Tucked away in a quiet cul-de-sac and forming part of an attractive 2016-built development by David Wilson Homes, this beautifully presented red-brick semi-detached home offers generous and versatile accommodation arranged over three floors, along with a lovely rear garden, driveway parking, and garage.

The ground floor provides a thoughtful layout, perfect for family life or entertaining. The spacious living/dining room spans the full width of the home and enjoys a large square bay window and double doors opening onto the garden — creating a wonderfully bright and inviting space. There's plenty of room for a dining table, and the bay is fitted with crisp white shutters, adding a touch of elegance.

To the front, the kitchen is finished in a timeless shaker style, with deep green cabinetry, solid wood worktops, and a breakfast bar for casual meals. Integrated appliances include a double oven with grill, gas hob, dishwasher, fridge/freezer and washing machine. A south-facing window brings in great natural light and looks out over the front garden, with bespoke louvered shutters adding privacy.

There's also a handy downstairs WC and built-in storage beneath the stairs.

On the first floor, you'll find three well-balanced bedrooms and a stylish family bathroom with a shower over the bath and south-facing window. Two of the bedrooms benefit from fitted wardrobes, while a large cupboard on the landing adds useful storage.

The top floor is home to a superb principal suite that offers privacy and seclusion from the rest of the house. This expansive room includes a dressing area with wall-to-wall wardrobes and its own en-suite shower room. There's further storage built into the eaves — ideal for keeping the clutter tucked away.

Being a modern home, there are high insulation levels and high performance double glazing making the home highly energy efficient. For those who work from home, you have access to an ultrafast fibre broadband connection.

### Step Outside

The rear garden has been thoughtfully landscaped into distinct zones for enjoying different times of the day. There's a paved terrace directly off the living space for dining and relaxing, with a level lawn bordered by mature planting towards the rear. A raised bed adds structure and greenery, while the garden feels private and well cared for.

To the front, a neat garden adds kerb appeal, and the private driveway provides off-road parking for two/three vehicles, leading to a generous single garage.



### The Hurst Life

Mildred Durrant Way forms part of a small development lying off Chalkers Lane is ideally located just 15-20 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 hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and Sussex Countryside is right on your doorstep.

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).

### The Specifics

Tenure: Freehold

Title Number: WSX387211

Local Authority: Mid Sussex District Council

Estate Charge: £300 p.a.

Council Tax Band: E

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.

