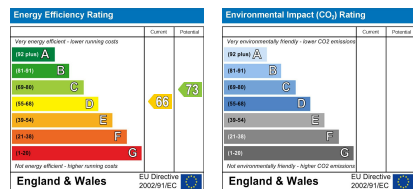


Floor Plan

Approx. Gross Internal Floor Area 1292 sq. ft / 120.06 sq. m (Including Garage)  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



96 College Lane, Hurstpierpoint, Hassocks, BN6 9AJ

Guide Price £650,000 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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## 96 College Lane, Hurstpierpoint, Hassocks, BN6 9AJ

Guide Price £650,000 - £700,000

What we like....

- \* Detached bungalow on spectacular west facing plot (0.22 acres in total).
- \* Granted planning permission to remodel to a contemporary 5 bed home.
- \* Extended on ground floor to offer impressive 1,300 sq ft of accommodation.
- \* Peaceful semi-rural lane on eastern side of quintessential Hurstpierpoint village.
- \* No onward chain means a swift move is possible.

**Guide Price £650,000 - £700,000**

### Welcome Home

If you're looking for a detached bungalow, sitting on a fabulous plot, with GRANTED PLANNING PERMISSION for a stylish redevelopment project then you will love this exciting opportunity on the sought-after College Lane in Hurstpierpoint.

In its current form the detached bungalow has been extended to the rear and provides just under 1,300 sq ft of accommodation (including the garage).

The central hallway leads to each of the three double bedrooms. The heart of the home is, without doubt, the extended and spacious L-shaped sitting/dining room which extends to an impressive 27ft with large sliding doors that open out to the beautiful landscaped garden.

The kitchen offers plenty of storage and prep space and there is a separate utility with cloakroom. However, the property is waiting for your own touches to make it your long term family home.

### Scope & Potential

Excitingly, the home has granted planning permission to provide a two-storey detached family house comprising 5 bedrooms and three bathrooms. This negates the cost of moving again and the considerable stamp duty cost. It also provides scope to remodel the exterior to become a very cool, contemporary home with white render and wooden clad exteriors (see CGI images for indicative finish). Plans can be provided or seen at the Mid-Sussex planning portal REF: DM/25/3230

### Step Outside

This home sits on an enviable 0.22 acre plot with glorious west facing garden with long expanse of level lawn interspersed with pretty planting and two additional zoned areas. The paved terrace is the perfect spot for alfresco dining. Being west facing, the garden is bathed in afternoon & evening sunshine. In addition, a summer house is well placed to unwind and relax in this tranquil setting.

To the front the bungalow is set well back from the road and there is driveway parking for a couple of cars leading to the attached garage.

### The Hurst Life

College Lane sits on the favoured east side of quintessential village of Hurstpierpoint. The village has a thriving community, beautiful historic High Street, reputable schools in both the private and state sector and is surrounded by a glorious Sussex countryside. The highly regarded Hurst College is within easy reach, sitting just further along College Lane.



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 get enjoy pint of 'Harveys Best' in front of a roaring open fire. The locals 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, whilst Iris Bakery offers superb sourdoughs and artisan breads.

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).

For a dose of fresh air you are within walking distance of the beautiful South Downs National Park and there are numerous bridleways and footpaths almost on your doorstep - perfect for walking the dog!

By car, Hurst is ideally situated for the A23, underlining just how convenient a location this beautiful village is.

### The Specifics

Title Number: WSX15338

Tenure: Freehold

Local Authority: Mid Sussex District

Council Tax Band: E

Plot Size: 0.22 acres

Available Broadband Speed: Ultrafast Fibre

Garden Orientation: West

We believe the above information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally

### NB - Anti Money Laundering Obligations

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.

