



15 Wilderness Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9XD

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# Situation

A well presented and spacious detached bungalow situated in a convenient and popular location a short walk from the High Street benefiting from a private rear garden, integral garage and scope for further enlargement

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, deli, butchers, post office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

Situated in a quiet and convenient location a short walk from the High Street and local primary school, this family property is spacious and provides the potential to increase the size further (stnc). The sizable sitting room resides at the front of the property with a large bay window looking out over the front garden and there is also the benefit of a cast iron wood burning stove with slate hearth. The kitchen/dining room lies to the rear of the property and looks out over the wonderful rear garden with a range of fitted appliances and a breakfast bar. There are 3 bedrooms with the master bedroom benefiting from en-suite shower facilities. The family bathroom is fitted with a contemporary white suite and has the benefit of both a bath and separate walk in shower. The integral garage can be accessed via the useful utility room and has the scope for conversion (stnc). The private rear garden is predominantly laid to lawn with a patio adjoining the rear of the property. There is a summer house with well stocked shrub and plant beds that border the garden. A driveway at the front of the property provides plenty of off street parking and access to the integral garage with an area of lawn to one side.



# Overview

## Kitchen

- » Shaker style wall and base units
- » Oak block worksurfaces with breakfast bar
- » Inset butler sink
- » Inset 4 ring electric induction hob with extractor fan over
- » Fitted 'Bosch' dishwasher
- » Fitted electric oven
- » Fitted fridge



## Bathrooms

Family bathroom and en-suite shower room with fully fitted white suite comprising a panelled bath, a walk in shower with wall mounted shower and hand shower attachment, a fully tiled shower cubicle with wall mounted shower and glazed door, low level w.c. suites, pedestal wash hand basins and heated ladder style towel radiators.

## Specification

- » Recently fitted gas fired boiler located in the loft space
- » Integral garage
- » Photovoltaic solar panels

## External

The property is approached over a driveway with parking for 4 cars and access to the integral garage. An area of lawn sits in front of the property with a wrought iron gate to the side leading to the rear garden. A paved patio adjoins the rear of the property with steps down to an area of lawn with raised well stocked shrub and plant beds at the rear. There is the benefit of a summer house in the corner of the garden with power along with a timber garden shed.





## Transport Links

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 7.4 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 6.1 miles
Brighton	approx. 9.5 miles
Gatwick Airport	approx. 20 miles

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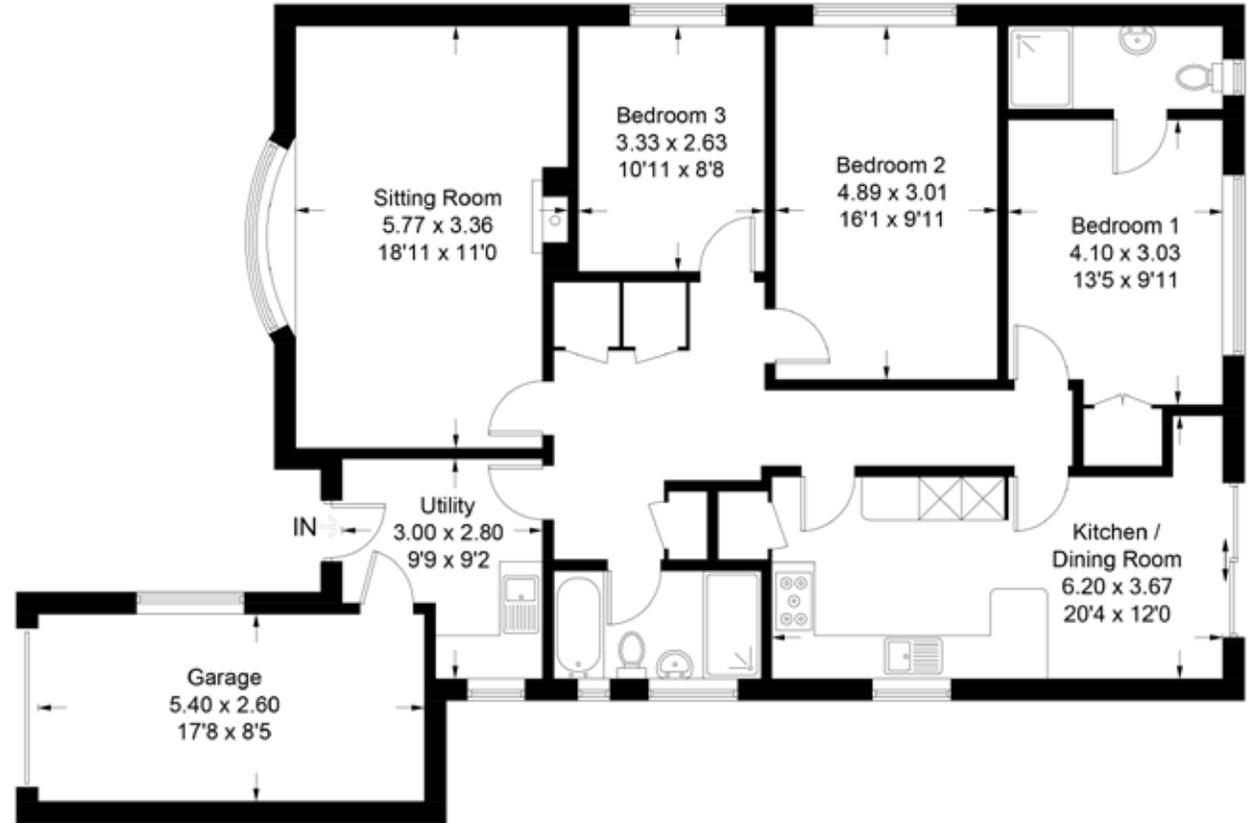
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## Wilderness Road, Hurstpierpoint, BN6 9XD

Approximate Gross Internal Area = 114.1 sq m / 1228 sq ft

Garage = 14 sq m / 151 sq ft

Total = 128.1 sq m / 1379 sq ft



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2020

A buyer is advised to obtain verification from the solicitor.

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