



Winifred Ratcliffe Place

Hurstpierpoint

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A modern, spacious and well-designed detached family home with parking and a double garage, set within a small private development in the popular village of Hurstpierpoint.

Built in 2016, this attractive village home is one of the largest properties within this small and select development, offering well-balanced accommodation extending to over 2,300 sq ft (excluding the double garage), arranged over two floors and well suited to family living.

The ground floor is centred around a welcoming entrance hall with a staircase leading to the first floor. There is a generous sitting room, separate dining room and a study ideal for home working. The kitchen/breakfast room forms the heart of the house, with plenty of space for dining and seating and doors opening to the south facing garden. A utility room, cloakroom and useful storage complete the ground floor.

Upstairs, the master bedroom has a dressing area leading to an en suite shower room, with a second bedroom also benefiting from an en suite. Three further bedrooms are served by the family bathroom. The rooms are arranged around a spacious central landing, which features doors opening onto a balcony overlooking the front of the property.

Location

Hurstpierpoint is a sought-after village with a good range of shops, pubs and cafés and easy access to the surrounding countryside. The property is well positioned for local schools including St Lawrence C of E Primary School and Hurstpierpoint College, both within easy reach.

■ *Asking Price* £950,000

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TOTAL FLOOR AREA:

246.6 sqm / 2654.3 sqft

Winifred Ratcliffe Place, Hurstpierpoint

Approximately 246.6 sqm (2654.3 sqft) - Total
Approximately 214 sqm (2308 sqft) - Excluding Garage

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Disclaimer:
The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.



Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

Mishons & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...
We'll help you find it.

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